WARRANTY DEED

Karen Johnson Davidson County
Batch# 1392700 DEEDWARR
03/13/2026 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20260313-0020261

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of March, 2026 .

Notary Public

My Commission Expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Dennis Autry	**NEW OWNER**	062-02-0A-035-00 CO
2620 Paddle Wheel Drive		
Nashville, TN 37214		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Michaela Marie Robertson, Successor Trustee of David M. Reynolds and Rosemarie S. Reynolds Trust, dated April 18, 1996, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dennis Autry, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 6A on the Plan of Resubdivision of Lots 6A, 6B 7A and 7B, River Tract Estates, Section I, Phase I, as of record in Plat Book 6200, page 530, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David M. Reynolds and wife, Rosemarie S. Reynolds by deed from Daryl R. Finley, unmarried, dated 5/21/03 and filed for record in Instrument No. 20030723-0103269, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David M. Reynolds and wife Rosemarie S. Reynolds as Trustees U.A.D. dated April 18, 1996 by deed from David M. Reynolds and wife, Rosemarie S. Reynolds, dated 5/22/04 and filed for record in Instrument No. 20040604-0066185, Register's Office for Davidson County, Tennessee. Rosemarie S. Reynolds having since died 9/23/11, see Affidavit - Death of Trustee of record in Instrument No. 20111115-0089002, said Register's Office. David M. Reynolds died 6/5/18, leaving Barbara Ann Reynolds and Michaela Marie Robertson as Successor Trustees of The David M. Reynolds and Rosemarie S. Reynolds Trust. Barbara Ann Reynolds died 1/25/26, leaving Michaela Marie Robertson as the Successor Trustee.

David M. Reynolds and wife Rosemarie S. Reynolds as Trustees U.A.D. dated April 18, 1996 is one and the same as David M. Reynolds and wife Rosemarie S. Reynolds, Trustees of The David M. Reynolds and Rosemarie S. Reynolds Trust, dated April 18, 1996.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

Subject to all matters as shown on plat of record in Plat Book 6200, Page 530, said Register's Office.

Subject to Charter of River Trace Homeowner's Association, Inc. of record in Book 6851, Page 363, said Register's Office.

Subject to Covenants, Conditions, and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, Page 747, Register's Office said County

Subject to By-Laws of the homeowner's association of record in Book 6851, Page 390, said Register's Office.

Subject to TVA Easement of record in Book 1163, Page 341, said Register's Office.

Subject to Flowage Easement of record in Book 2022, Page 83, said Register's Office.

Subject to Easement of record in Book 3953, Page 595, said Register's Office.

Subject to all matters on Boundary Plat of record in Plat Book 6250, Page 995, said Register's Office.

This is unimproved X improved property, known as 2620 Paddle Wheel Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12 day of March, 2026.

The David M. Reynolds and Rosemarie S. Reynolds Trust

By: X Michaela Marie Robertson
Michaela Marie Robertson, Successor Trustee

STATE OF Florida)
COUNTY OF Orange)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michaela Marie Robertson as Successor Trustee of The David M. Reynolds and Rosemarie S. Reynolds Trust, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purpose contained therein and who further acknowledged that she is the Successor Trustee of the maker, or a constituent of the maker, and in authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal at Orlando, Florida this the 12 day of March, 2026.

NOTARY PUBLIC

Notarized online using audio-video communication

My Commission Expires: 06/13/2027

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA

Nadia DeMessa
Electronic Notary Public
State of Florida
Commission #: HH391253
Commission Expires: 06/13/2027

202603130020261

CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/12/26.

Cassie Pulley

Affiant Signature

Date: 3/12/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 12th day of March, 20 26.

K Lee

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Publir At Large
ROBERTSON COUNTY, TENN.