WARRANTY DEED

Karen Johnson Davidson County
Batch# 1403254 DEEDWARR
04/08/2026 09:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20260408-0028240

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. PENNELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samantha Hutchins & Conner Hutchins	New Owners	108-12-0B-097.00
(NAME)	(NAME)	
1332 Timber Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Kimberly Reilly Barnes and Christopher Eugene Reilly, heirs of the Estate of Carolyn C. Reilly, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Samantha Hutchins and Conner Hutchins, wife and husband, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 196, on the plan of Harborview, Phase I-A, Section 2, of record in Plat Book 6900, Page 756, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn C. Reilly, unmarried by Warranty Deed from Frank Batson Homes, Inc, dated 06/30/1994, of record in Book 9399, Page 222, Register's Office for Davidson County, Tennessee.

The said Carolyn C. Reilly died testate on 08/07/2023, devising subject property to Kimberly Reilly Barnes, as Executor of the estate of Carolyn C. Reilly, Deceased, as evidenced in File No. 23P2130, Probate Court Clerk's Office for Davidson County, Tennessee.

The said, Kimberly Reilly Barnes and Christopher Eugene Reilly, are the sole heirs to the deceased.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is Improved ☒ 1332 Timber Valley Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2856004
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of April, 2026.

Kimberly Reilly Barnes

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Reilly Barnes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of April 2026.

Notary Public:
My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

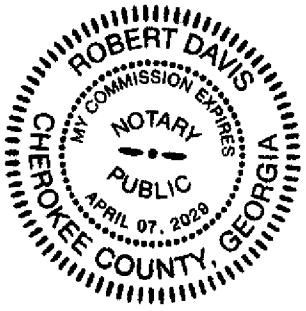
Christopher Eugene Reilly

State of Georgia
County of Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Eugene Reilly, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of March 2026.

Notary Public:
My Commission Expires: 04/07/2029



RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 1, 26 (date of document).

Jennifer Pennell

April 6, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 6, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal