Karen Johnson Davidson County
Batch# 1407533 DEEDWARR
04/17/2026 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20260417-0031448

WARRANTY DEED

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No. KS-26-1734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine P. Sprague	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
2929 Selena Drive, #74	3940 N. Ravenswood Ave,	119-14-0A-074.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Ste 1W	
	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Brandon Reineke and Jennifer Reineke, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine P. Sprague, a married woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 74 of Kingswood Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Site Plan of Kingswood Condominiums, of record Book 5200, page 520, Register's Office for Davidson county, Tennessee, together with the undivided percentage interest as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320 in the Register's Office for Davidson County, Tennessee, and to which reference is here made for a more particular description.

Being the same property conveyed to Brandon and Jennifer Reineke, husband and wife by Warranty Deed from Ruble Sanderson and wife Brenda Sanderson of record in Instrument No. 20230705-0051384 Register's Office for Davidson County, Tennessee, dated June 30, 2023 and recorded on July 05, 2023.

This is property more commonly known as 2929 Selena Drive, #74, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 15th day of April, 2026.

Brandon Reineke

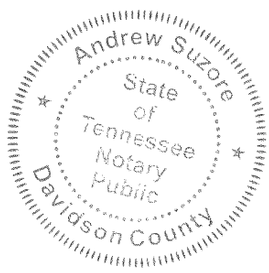
Jennifer Reineke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2026, before me personally appeared Brandon Reineke and Jennifer Reineke, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of April, 2026.

Notary Signature
My commission expires: May 8, 2028



CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 4-15, 2026.

Affiant
Date: April 16, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16 day of April 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

