202604240035014

Karen Johnson Davidson County
Batch# 1411137 DEEDWARR
04/24/2026 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20260424-0035014

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2026.

Notary Public

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

MY COMMISSION EXPIRES: (AFFIX SEAL)

Y-O-26-5606

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
C&D Reese Properties, LLC	**Same as New Owner**	
(NAME)	(NAME)	**091-06-0P-004.00-CO**
1019 Spring Grove Ln.		
(ADDRESS)	(ADDRESS)	
Columbus, OH 43235		
(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 consideration, the receipt of which is hereby acknowledged, **BRANDON MARK DRIVER, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **C&D REESE PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Kenrow, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions for Kenrow, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150414-0032912, including without limitation the By-Laws appended thereto, and First Supplementary Declaration of record in Instrument No. 20160205-0011226, and First Amendment to By-Laws of record in Instrument No. 20160205-0011227, Register's Office for Davidson County, Tennessee, as set forth in said Declarations. Reference is hereby made to the Plan of Kenrow as shown on Exhibit "C" to the Declarations of record in Instrument No. 20150414-0032912, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Brandon Mark Driver, a married man by Warranty Deed from Elizabeth Carbine Budde, a married woman of record in Instrument No. 20220303-0024499 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 03, 2022.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument Number 20150414-0032912, as amended in 20160205-0011226, ByLaws as amended in 20160205-0011227 and as amended in 20190715-0068763, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20150513-0043681, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 173, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easements of record in Book 1493, Page 500 and Book 1493, Page 510, in the Register's Office for Davidson County, Tennessee.
- Exceptions to Easement of record in Book 5513, Page 125, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5606 Morrow Road, Nashville, Tennessee 37209**.

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), their heirs and 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), 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(s) this the 23rd DAY OF APRIL, 2026.

Brandon Mark Driver

Allison Marie Driver by Brandon Mark Driver as Attorney in Fact

Allison Marie Driver, spouse of Brandon Mark Driver, hereby joins in this conveyance and does transfer and convey any and all marital interest Allison Marie Driver may have in and to the above-described tract or parcel of land.

Power of Attorney filed of record in Instrument No. 202604240035013, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON MARK DRIVER the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of April, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON MARK DRIVER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALLISON MARIE DRIVER, and who acknowledged he/she/they executed the same as the free act and deed of the said ALLISON MARIE DRIVER.

Witness my hand and official seal, this the 23rd of April, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 04/23/2026 (date of document).

Stephanie Woodall
Affiant Signature

Date 04/23/2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of April, 2026.

Notary's Signature

My Commission Expires:

