Karen Johnson Davidson County
Batch# 1420910 DEEDWARR
05/14/2026 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260514-0043650

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$550,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 10/24/2028 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
William Chrystal and Natalie Fernandez	New Owner	54-14-13
(NAME)	(NAME)	
307 Rolling Mill Road		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260614

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, **Ernestine S. Reasons, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **William Chrystal and Natalie Fernandez, joint tenants with right of survivorship**, 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:

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 70 on the Plan of Brandywine Farms, Section II, as of record in Book 3700, page 28, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Bobby J. Reasons and wife, Ernestine S. Reasons by Warranty Deed from J.R. Coarsey Trustee, dated 06/19/1967 and filed of record in Book 4143, page 761, Register's Office for Davidson County, Tennessee. The said Bobby J. Reasons having died on or about 10/11/2016, leaving the said Ernestine S. Reasons the surviving tenant by the entirety and sole owner of said land.

Subject to Sewer Easement of record in Inst. No. 20100303-0016171, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 307 Rolling Mill Road, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of May, 2026

Ernestine S. Reasons by Rhonda F. Moore Attorney in Fact

Ernestine S. Reasons
by Rhonda F. Moore, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me personally appeared Rhonda F. Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ernestine S. Reasons, and who acknowledged that she executed the same as the free act and deed of Ernestine S. Reasons.

Witness my hand, at office, this 13th of May, 2026.

Notary Public
My Commission Expires: 4/29/30



Certificate of Authenticity

I, Kristen Trani, 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 5/13/2026
Date

Affiant Signature

5/13/2026
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 13 day of May, 2026.

Notary's Signature
My Commission Expires: 9-19-2028

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER