Karen Johnson Davidson County
Batch# 1465327 DEEDWARR
08/31/2026 10:06:30 AM 2 pgs
Fees: $13.00 Taxes: $1,491.10
20260831-0080310

9358

Warranty Deed

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $403,000.00. Affiant Subscribed and sworn to before me, this the 25th day of August, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alyssa Bradley and James Christian Reinhardt	Legacy Home Loans dba Steadfast Mgt	074 16 0 089.00
5001 Bonnawell Drive	408 Hwy 76	
Hermitage, TN 37076	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **SHERRY RAMSEY HALL, A WIDOW**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALYSSA BRADLEY AND JAMES CHRISTIAN REINHARDT, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being in the 4th Civil District, County of Davidson, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 396 on the Plan of Hermitage Hills, Section Five, of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

Beginning with a point in the Southerly margin of Bonnawell Drive at the common corners of Lots Nos. 395 and 396; thence with the line between the two said lots, 115.0 feet to a point which is the common corner of Lots Nos. 395, 396 and 397; thence with the line between said Lots Nos. 396 and 397, 125.58 feet to a point in the Easterly margin of Plantation Drive; thence along said margin 90.0 feet in a Northerly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a Northeasterly direction to a point in the Southerly margin of Bonnawell Drive; thence along said margin 100.58 feet in an Easterly direction to the point of beginning.

Being the same property conveyed to Sherry Ramsey Hall, by Warranty Deed from Jonathan Snellings and Leah Teague, husband and wife, dated June 07, 2019, and recorded June 10, 2019, of record in Instrument No. 20190610-0055666, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 5001 Bonnawell Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of August, 2026.

Sherry Ramsey Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sherry Ramsey Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2026.

Notary Public

My Commission Expires: 1/22/30

NATHAN SRUCCOLIERE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Certificate of Authenticity

I, Anthony N. Greco, 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 the 25 day of August, 20 26

Anthony N. Greco, Affiant — 8-25-26 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 25 day of August 2026.

Commission Expires: July 17, 2027

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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