Karen Johnson Davidson County
Batch# 526575 DEEDQC
12/08/2020 11:34:00 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201208-0142433

This instrument prepared by:
H. Rowan Leathers III, Esq.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

PERSONAL REPRESENTATIVE'S DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
John W. Reed, Jr. 832 Joseph Avenue Nashville, TN 37207	New Owner	08207051500

WHEREAS, John Wesley Reed, Sr., a resident of Davidson, Tennessee, died intestate on March 23, 2020, owning certain real estate described on the attached Exhibit A (the "Property"); and

WHEREAS, John Wesley Reed, Jr. was appointed Personal Representative of the Estate of John Wesley Reed, Sr. (the "Decedent"), by the Seventh Circuit Court of Davidson County, Tennessee, Probate Division pursuant to an Order Authorizing Small Estate Administration, Docket No. 20P1422 entered September 24, 2020; and

WHEREAS, the Personal Representative is desirous of distributing the Decedent's interest in the Property, in accordance with the laws of descent and distribution to the persons entitled to receive it. The sole heirs-at-law of the Decedent at the time of his death were his children, John Wesley Reed, Jr., Dana C. Reed and Donald L. Reed.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Wesley Reed, Jr., Personal Representative of the Estate of John Wesley Reed, Sr. deceased, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey land in Davidson County, Tennessee, as described on the attached Exhibit A, the terms of which are hereby incorporated herein by reference as fully as set forth verbatim herein, to JOHN WESLEY REED, JR., DANA C. REED, and DONALD L. REED, as joint tenants with right of survivorship.

This conveyance is made subject to such matters affecting it as may appear of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of October 2020.

THE ESTATE OF JOHN WESLEY REED, SR.

By: _____
John Wesley Reed, Jr., Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, in and of the said County and State aforesaid, personally appeared John Wesley Reed, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Personal Representative of the Estate of John Wesley Reed, Sr., the within named bargainor, a decedent's estate, and that he, as such Personal Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the decedent's estate by himself as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 16TH day of October 2020.

_____
Notary Public
My Commission Expires: 9.7.2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is good and valuable consideration, but no monetary consideration.

_____
Affiant

Sworn to and subscribed before me this the 16TH day of October, 2020.

_____
Notary Public
My Commission Expires: 9.7.2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 16, on the plan of The Nashville Housing Authority Subdivision Number One, in Book 3700, page 42, Register's Office for said County.

Said Lot No. 16 fronts 57.5 feet on the westerly martin of Joseph Avenue and extends back 143.6 feet on the northerly line and 143.5 feet on the southerly line to a 20-foot alley in the rear, measuring 57.5 feet thereon.

Being the same property conveyed to John W. Reed and wife, Ella Beatrice Reed by deed form Cumberland Builders, Inc. of record in Book 4544, page 321, Register's Office for Davidson County, Tennessee. The said Ella Beatrice Reed having since died predeceasing her husband.

BOOK 4544 PAGE 321

WARRANTY DEED

(CORPORATE FORM)

THIS INSTRUMENT WAS PREPARED BY:
PERCY WILKINS JR., ATTORNEY
312 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John W. Reed	Noel-Palmer Mortgage Company	Map 82-6
(NAME) Lot #16, Joseph Avenue	(NAME) 402 Stahlman Building	Par. 514
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ---------- Dollars,

CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED

CUMBERLAND BUILDERS, INC. has bargained and sold, and does hereby transfer and convey unto the said JOHN W. REED and wife, ELLA BEATRICE REED (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:,

LAND in Davidson County, Tennessee, being Lot No. 16, on the plan of The Nashville Housing Authority Subdivision Number One, in Book 3700, page 42, Register's Office for said County.

SAID Lot No. 16 fronts 57.5 feet on the westerly margin of Joseph Avenue and extends back 143.6 feet on the northerly line and 143.5 feet on the southerly line to a 20 foot alley in the rear, measuring 57.5 feet thereon.

BEING part of the smae property conveyed to Cumberland Builders, Inc., by deed from The Nashville Housing Authority, of record in Book 4513, page 327, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,700.00

Subscribed and sworn to before me, this the 8th day of October 19 71

Affiant

My commission expires: Dec. 12, 1972
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as Lot 16, Joseph Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their (successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said grantees, Their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 8th day of October, 19 71 the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CUMBERLAND BUILDERS, INC.

BY: L.H. Hardaway, Sr.

L.H. Hardaway, Sr.
President

CB/PS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4541 PAGE 322

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared L.H. Merdaw 2d. Sr., with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Cumberland Builders, Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee this 8th day of October, 19 71

Notary Public

Commission expires Dec. 12, 1972

OCT 12F CONV 14,700.00
OCT 12F S'TAX A* 38.22
OCT 12F PRTEE A* .50
OCT 12F DEED A* 4.00 * 42.72

WARRANTY DEED
FROM
CUMBERLAND BUILDERS, INC.
TO
JOHN W. REED, et ux

B 3 3 9 9 7

IDENTIF. REFERENCE

OCT 12 3 13 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

PERCY WILKINS JR.
ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201