Karen Johnson Davidson County Batch# 731150 **DEEDWARR** 10/06/2021 03:09:32 PM 2 pgs Fees: $13.00 Taxes: $4,255.00 20211006-0134561 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00. Affiant Subscribed and sworn to before me, this 5th day of October, 2021. Notary Public My commission expires:

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Paul M. Wagner and Anne Wagner	First Horizon Bank	160-02-0-004.00
907 Forest Acres Ct	165 Madison Avenue	
Nashville, TN 37220	Memphis, TN 38103	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lauren Reed, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Paul M. Wagner and Anne Wagner, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of Forest Acres Subdivision, Section IV, of record in Plat Book 2331, Page 156, amended in Book 3619, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Lauren Reed and Richard Reed by Warranty Deed from S. Daniel Rosemergy and wife, Janet M. Rosemergy of record in Instrument No. 20181001-0096922, said Register's Office; the said Richard Reed and Lauren Reed having since divorced and by Quitclaim Deed of record in Instrument No. 20211006-0134560 said Register's Office, Richard Reed conveyed his interest in the subject property to Lauren Reed, unmarried.

BEING improved property known as **907 Forest Acres Ct, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of October, 2021.

Lauren Reed

Lauren Reed

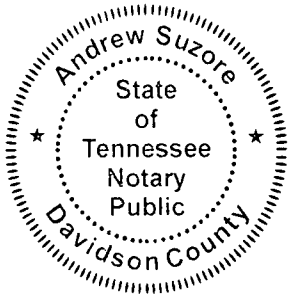
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lauren Reed, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 5th day of October, 2021.

Notary Public

My Commission Expires: May 7, 2024



Lenders Title File No. 21-000613-525