Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-21-7535

Karen Johnson Davidson County
Batch# 753094 DEEDWARR
11/10/2021 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,361.60
20211110-0150438

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of October, 2021

Notary Public

Commission Expires: _____

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyler Ryne Cuffman and Gabrielle Hope Cuffman 7158 Lama Terra Drive Goodlettsville, TN 37072	DAS Acquisition Company, LLC 12140 Woodcrest Executive Dr., Ste 150 St. Louis, MO 63141	016 00 0 199

WARRANTY DEED

FOR AND IN 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,

Stephen Michael Wallace and Edwina Gayle Kimbro, as Co-Executors of the Estate of Patsy A. Reed, and Stephen Michael Wallace and Edwina Gayle Kimbro, Individually

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Ryne Cuffman and Gabrielle Hope Cuffman, a married couple

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:

Land in Davidson County, Tennessee, being Lot No, 18 on the Plan of Ridgeview Estates, Section Two, Phase I, of record in Book 6900, Page 181, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot

Being the same property conveyed to Paul D. Reed and Patsy A. Reed by Warranty Deed from George R. Hayes and wife, Judy F. Hayes, of record in Book 11409, Page 264, Register's Office of Davidson County, Tennessee, dated March 29, 1999 and recorded on

March 31, 1999. (Value or consideration shown in aforementioned deed $148,000.00.)

Being the same property conveyed to Patsy A. Reed by Quitclaim Deed from Paul D. Reed and Patsy A. Reed, of record in Instrument No. 20031111-0165165, Register's Office of Davidson County, Tennessee, dated October 27, 2003 and recorded on November 11, 2003. (Value or consideration shown in aforementioned deed $0.00.) The said Patsy A. Reed died on or about May 24, 2021 who left a Last Will and Testament for probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) in which letters testamentary were issued to Stephen Michael Wallace and Edwina Gayle Kimbro, as Co-Executors and they were authorized to sell and convey real property.

FOR NFORMATIONAL PURPOSES ONLY:
Being also known as 7158 Lama Terra Drive, Goodlettsville, Tennessee 37072

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7158 Lama Terra Drive, Goodlettsville, TN 37072

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 we so covenant with the said GRANTEES 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 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.

Dated this the 29th day of October, 2021.

The Estate of Patsy A. Reed

By: _____ Co-Executor
Stephen Michael Wallace, Co-Executor

By: _____ Co-Executor
Edwina Gayle Kimbro, Co-Executor

_____
Stephen Michael Wallace

_____
Edwina Gayle Kimbro

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Stephen Michael Wallace and Edwina Gayle Kimbro,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be the **Co-Executors** of **The Estate of Patsy A. Reed,** the within named bargainor, and that as such **Co-Executors**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Estate** as **Co-Executors**.

Witness my hand and official seal at Mt. Juliet, Tennessee this 29th day of October, 2021.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen Michael Wallace, and Edwina Gayle Kimbro** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 29th day of October, 2021.

Notary Public
My Commission Expires:

Certificate of Authenticity

I, **Joshua A. Terry**, 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 October 29th 2021.

Affiant Signature

11/4/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/4/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON