JQB

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $800,000.00.

Affiant

Karen Johnson Davidson County
Batch# 976658 DEEDWARR
03/03/2023 12:11:44 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20230303-0015369

Subscribed and sworn before me this the 1st day of March, 2023.

Notary Public
My commission expires:

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Leslie L. Reese	Legacy Home Loans LLC	103-04-0 411.00
4002 Colorado Ave	DBA Steadfast Mtg	
Nashville, TN 37209	2 Cadillac Dr, Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CODY CORE AND BROOKE CORE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS REESE AND LESLIE L. REESE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50.0 feet of Lot No. 44 and the westerly 10.0 feet of Lot No. 45, on the Plan of West End Annex, of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 44 and part of Lot No. 45 front together 60.0 feet on the northerly side of Colorado Avenue and run back between parallel lines 162.9 feet to an alley.

Being the same property conveyed to Cody Core and Brooke Core, husband and wife, by deed dated 06/29/2021, from John Mark Spivey, married, of record in Instrument No. 20210702-0089788, Register's Office for said County. Said property was never the marital residence of Grantor.

Also being the same property conveyed to John Mark Spivey, married, by deed dated 05/18/2020, from Benjamin Rucker, married, of record in Instrument No. 20200520-0052479, Register's Office for said County. Audrey Rucker joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4002 Colorado Ave, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 28th day of February, 2023.

Cody Core

Brooke Core

STATE OF Georgia

COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cody Core and Brooke Core, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2023.

My commission expires: 12.30.2024

Notary Public

TAMIKA L GRAY
Notary Public - State of Georgia
Paulding County
My Comm. Expires Dec. 30, 2024