Karen Johnson Davidson County
Batch# 995938 DEEDWARR
04/25/2023 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20230425-0030402

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $720,000.00

Affiant

Subscribed and sworn to before me, this 21st day of April 2023.

Notary Public
My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Parcel ID No.
Brian P Reed and Heidi B Reed, Co-Trustees of the Reed Living Trust dated August 29th, 2017 904 B Cahal Avenue Nashville, TN 37206	New Owner Brian P. Reed & Heidi B. Reed, Co-Trustees of the Reed Living Trust dated Aug. 29th, 2017 4446 Songbird Ln. Evergreen, CO 80435	072-09-3M-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRECISION DEVELOPMENT, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian P Reed and Heidi B Reed, Co-Trustees of the Reed Living Trust dated August 29th, 2017** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of NineHunderedFour Cahal Avenue, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of NineHunderedFour Cahal Avenue , of record in Instrument No. 20220401-0038060, 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 a portion of the same property conveyed to Wayne Flatt, married by Special Warranty Deed from The Bank of New York Mellon fka The Bank of New York, Trustee for the CertificateHolders of the CWALT, Inc., Alternative Loan Trust, 2006-OC1, Mortgage Pass-Through Certificates, Series 2006-OC1 of record in Instrument No. 20120807-0070212 Register's Office for Davidson County, Tennessee, dated July 24, 2012 and recorded on August 07, 2012.

Being a portion of the same property conveyed to BGL Properties, LLC by Quitclaim Deed from Wayne Flatt, married of record in Instrument No. 20130605-0056885 Register's Office for Davidson County, Tennessee, dated May 31, 2013 and recorded on June 05, 2013.

Being a portion of the same property conveyed to Precision Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from BGL Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220103-0000457 Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 03, 2022.

This is improved property commonly known as: **904 B Cahal Avenue Nashville, TN 37206**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of April 2023.

PRECISION DEVELOPMENT, LLC

By: _____
ROBERTO GUTIERREZ, AUTHORIZED REPRESENTATIVE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **ROBERTO GUTIERREZ**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Representative of **PRECISION DEVELOPMENT, LLC**, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 21st day of April 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

_____
Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 4/25/2023 (date of document).

Affiant Signature

4/25/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of APRIL, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

