Karen Johnson Davidson County
Batch# 1050156 DEEDWARR
09/14/2023 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20230914-0072271

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63258
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
The Reed Family Trust 1520 Graybar Lane Nashville37215, TN	NEW OWNER

TAX MAP PARCEL NUMBERS: 11712015200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,850,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy S. Eason, a widow,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher L. Reed and Kelley E. Reed, Co-Trustees of The Reed Family Trust, U/A/D October 9, 2020,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the Plat of Noel Property, on Graybar Lane, formerly Watkins Avenue, not of record, described according to a survey made by W. B. Southgate, Surveyor, February 5, 1924, as follows:

Beginning on the northerly margin of Graybar Lane, formerly Watkins Avenue, at a point 400 feet east from the northeast intersection of Belmont Boulevard and Graybar lane, being the corner of lots Nos. 9 and 10; thence with the line between said two lots northwardly 330 feet; thence eastwardly 200 feet 6 inches to the corner of lots Nos. 8 and 9; thence with the line between said two lots southwardly 318 feet to the northerly margin of Graybar Lane; thence with same westwardly 200 feet to the beginning.

Being the same property conveyed to Nancy S. Eason and husband, William H. Eason, Jr. by Warranty Deed from Sarah Demarest Guthrie and May Demarest Litchford, dated November 16, 2004 and recorded on November 19, 2004 of record in Instrument No. 20041119-0139054, Register's Office for Davidson County, Tennessee. The said William H. Eason, Jr. died on January 1, 2022 while married to Nancy S. Eason, leaving Nancy S. Eason as surviving tenant by the entirety and sole owner.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2023, and subsequent years.

This is improved property, known as 1520 Graybar Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of September, 2023.

Nancy A. Eason

Nancy S. Eason

State of Tennessee

County of Davidson

On this 14th day of September, 2023, before me the undersigned authority, personally appeared Nancy S. Eason, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00.

Affiant

Sworn and subscribed before me this 14th day of September, 2023.

Notary

My Commission Expires: _____

TIFFHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 September 14, 2023.

Signature
Date: September 14, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 14th day of September, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025