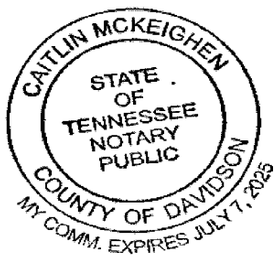
Karen Johnson Davidson County
Batch# 1062574 DEEDWARR
10/18/2023 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20231018-0081841




STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this 17th day of OCTOBER, 2023.

Notary Public
My commission expires:
7-7-25

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| **Fig Tree Development, LLC** | **Fig Tree Development, LLC** | **060-03-0-076.00** |
| **142 Southridge Dr** | **142 Southridge Dr** | |
| **Nashville, TN 37207** | **Nashville, TN 37207** | |

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 ACKNOWLEDGE, WE,

**Quentin McKissack, Lakeshia Reed, Raven A. Reed, Jaszmine Young, Robert Reed, Althony Buchanan, and Reginald D. Reed Sr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Fig Tree Development, LLC, a Tennessee limited liability company**

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. 115, on the Plan of Oak Park, Section 1, of record in Book 3600, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Quentin McKissack, Lakeshia Reed, Raven A. Reed, Jaszmine Young (erroneously shown as Jaszmine Reed), Robert Reed, and Althony Buchanan (a minor) (erroneously shown as Altony Reed), and Reginald D. Reed Sr., by Personal Representatives Quitclaim Deed from Quentin McKissack, Co-Personal Representative of the Estate of Robert A. Reed, Jr., and Lakeshia Reed, Co-Personal Representative of the Estate of Robert A. Reed, Jr., dated October 17, 2022, of record in Instrument No. 20221024-0115250, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 142 Southridge Dr, Nashville, TN 37207.

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 do 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 in 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.

Quentin McKissack Date: 10/16/23

Lakeshia Reed Date: 10/16/23

Raven A. Reed Date: 10/16/23

Jaszmine ~~Reed~~ Young Date: 10/16/23

Robert Reed Date: 10/16/23

Althony ~~Reed~~ by Althea Buchanan, Guardian Date: 10/16/23
AB Buchanan by Guardian

Reginald D Reed Sr. by Corletra Mance, Conservator Date: 10/16/23
Conservator

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Quentin McKissack, Lakeshia Reed, Raven A. Reed, Jaszmine ~~Reed~~ Young, and Robert Reed, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October 2023.

NOTARY PUBLIC

My Commission Expires: 4/2/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF Tennessee

COUNTY OF Davidson

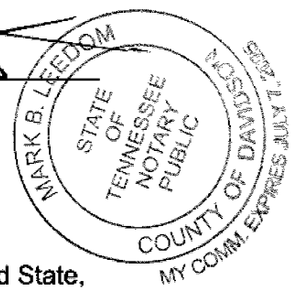
Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Althea Buchanan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Guardian of Althony Reed and that they are authorized by Althony ~~Reed~~ to execute this instrument on its behalf.

M. Buchanan

Witness my hand this 11th day of October 2023.

Notary Public

My commission expires: 7/7/25




STATE OF Tennessee

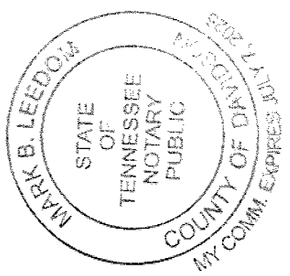
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Corletra Mance with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Conservator of Reginald D Reed Sr. and that they are authorized by Reginald D Reed Sr. to execute this instrument on its behalf.

Witness my hand this 11th day of October 2023.

Notary Public

My commission expires: 7/7/25



## Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 16, 2023 (date of document).

Affiant Signature

October 18, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 18th day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023