THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37910-10-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $423,000.00. Affiant Subscribed and sworn to before me this 30th day of October, 2023. Notary Public My Commission Expires: 10/30/24

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kay L. Kretsch, Trustee of Kay L. Kretsch Trust u/a/d January 13, 2011 as amended July 2, 2014 108 Morton Mill Circle Nashville, TN 37221	Kay L. Kretsch, Trustee of Kay L. Kretsch Trust u/a/d January 13, 2011 as amended July 2, 2014 7225 Natchez Point Dr. Nashville, TN 37221	Map and Parcel No.: 141120D10800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald R. Reed and Wanda V. Reed**, husband and wife ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Kay L. Kretsch, Trustee of Kay L. Kretsch Trust u/a/d January 13, 2011 as amended July 2, 2014**

("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 108 Morton Mill Circle, Nashville, TN 37221.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1066165 DEEDWARR
10/30/2023 04:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,565.10
20231030-0084804

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30th day of October, 2023.

Donald R. Reed

Donald R. Reed

Wanda V. Reed

Wanda V. Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald R. Reed and Wanda V. Reed, 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, at office, this 30th day of October, 2023.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Third Revision Morton Mill Estates of record in Plat Book 6900, Page 652, revised in Plat Book 6900, Page 765 and Plat Book 7900, Page 561, and Instrument No. 200007110068662, 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 the same property conveyed to Donald R. Reed and wife, Wada V. Reed by deed dated October 28, 1994 from Paul Dean Buchanan, unmarried of record in Book 9505, Page 533; Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions By-Laws and Restrictions for Morton Mill Estates, of record in Book 7546, page 145, amended in Book 7936, page 704, Book 7936, page 709, Book 8079, page 804, and Instrument No. 20190605-0053782, Register's Office for Davidson County, Tennessee.
2. Dedication of common area to Morton Mill Homeowner's Association, Inc. of record in Book 7548, page 963, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 7900, page 561, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 406, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Kinkra Spann, 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 10/30/2023.

Date

Affiant Signature

10/30/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of October, 20 23.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY