Prepared by: John Forrest Kelly, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch # 1082957 DEEDWARR
12/18/2023 09:26:12 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231218-0097183

DOUGLAS REID, ET UX

TO: WARRANTY DEED

DOUGLAS ALAN REID and SALLY ANNE KEMP REID, Trustees of REID FAMILY REVOCABLE TRUST dated December 12, 2023

THIS DEED OF REALTY, executed as of the 12 day of December, 2023, by Grantors, DOUGLAS REID and SALLY REID, husband and wife, to Grantees, DOUGLAS ALAN REID and SALLY ANNE KEMP REID, Trustees of the REID FAMILY REVOCABLE TRUST dated October 18, 2023, and any amendments thereto,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantors' right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in the Davidson County, Tennessee, being bounded and described as follows:

Parcel No. 1:
Being land in the 2nd Civil District of Davidson County, Tennessee, and being described as follows: Beginning at an iron pin in the centerline of Baxter Road, said iron pin located South 84° 38' East 680.0 feet from the intersection of the centerline of Birdwell Road with the center-line of Baxter Road; said point being the northeast corner of the property conveyed to Laymond Tackett and wife, Dana Larie Tackett, by deed from David M. Regen and wife, Lieselotte W. Regen, of record in Book 5364, Page 963, Register's Office for Davidson County, Tennessee; thence with the centerline of Baxter Road, South 84° 38' East 99.4 feet to a spike; thence, continuing with said centerline, South 86° 08' East 100.0 feet to a point, said point being the northwest corner of the property conveyed to John K. Meriwether and wife, Mai Dean

Meriwether, by deed from Alice T. Baxter of record in Book 4772, Page 860, of the Register's Office for Davidson County, Tennessee; thence South 2° 46' West 435.56 feet to a point; thence North 86° 08' West 200.0 feet to a point in Tackett's easterly boundary; thence, with Tackett's easterly boundary North 2° 46' East 436.16 feet to the point of beginning, containing 2.0 acres, more or less.

Parcel No. 2:
Being land in the 2nd Civil District of Davidson County, Tennessee, and being described as follows: Beginning at a point in the easterly margin of the property conveyed to Laymond Tackett and wife, Dana Larie Tackett, by deed from David M. Regen and wife, Lieselotte W. Regen, of record in Book 5364, Page 963, Register's Office for Davidson County, Tennessee, said point being South 2° 46' West 436.16 feet from a spike in the centerline of Baxter Road, thence S 86° 08' East 200 feet to a point; thence South 2° 46' West 653.53 feet to an iron pin; thence North 86° 08' West 200.00 feet to an iron pin, thence North 2° 46' East 653.53 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Douglas A. Reid and Sally Reid, husband and wife, by deed from Edward E. Sadeckas and Ruth E. Sadeckas, husband and wife, dated September 29, 2014, and recorded October 27, 2014, of record in Instrument No. 20141027-0098586, in the Register's Office for Davidson County, Tennessee.

Reference is hereby made to the Quitclaim from Douglas A. Reid aka Douglas Reid and Sally Reid, husband and wife to Douglas Reid and Sally Reid, husband and wife, dated January 20, 2017, and recorded January 25, 2017, of record in Instrument No. 20170125-0008331, in the Register's Office for Davidson County, Tennessee.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, for the express purpose of perfecting the immunities and protections of said statute as provided therein.

That Grantors (1) covenant that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2023 taxes which Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Douglas Reid

DOUGLAS REID Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DOUGLAS REID, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 12 day of December, 2023.

My Commission Expires:

1/4/27.

Notary Public

JOHN FORREST KELLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sally Ann Reid

SALLY REID Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, SALLY REID, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 12 day of December, 2023.

My Commission Expires:

1/4/27.

Notary Public

JOHN FORREST KELLY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Douglas Alan Reid and Sally Anne Kemp Reid, Trustees of the Reid Family Revocable Trust 3645 Baxter Road Joelton, TN 37080	SAME/OWNER
Property Address:	Map and Parcel No.:
3645 Baxter Road Joelton, TN 37080	008-00-0-160.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).