Return to:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231146330

Karen Johnson
Batch # 1083606
12/19/2023 11:52:04 AM
Fees: $13.00 Taxes: $1,239.50
Davidson County
DEEDWARR
2 pgs
20231219-0097741

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 2023.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Lee Armistead 7350 Bidwell Road Joelton TN 37080	New Owner	Tax Parcel ID No. 014 00 0 113.00

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, **Regina Davidson, Executrix of the Estate of Gary F. Reeder** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Lee Armistead, an unmarried man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 60 on a survey of Division No. 2, H. T. Hays Tract, described according to a survey made by D. E. Boner and E. Medlin, December 20th, 1963, as follows:

Beginning at a point in the Northeast margin of Bidwell Road, 5,992 feet from the margin of Old Clarksville Pike; thence North 59 deg. East 642.8 feet to a point; thence South 2 deg. 45 min. West 181.44 feet to a point; thence South 59 deg. West 543.2 feet to a point in the Northeast margin of Bidwell Road; thence with the margin of same, North 31 deg. West 150 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to James F. Reeder and wife, Dorothy N. Reeder, by Warranty Deed from Guy Bates and wife, Clara J. Bates, of record in Book 4418, Page 303, in the Register's Office of Davidson County, Tennessee, dated April 25, 1970 and recorded on May 18, 1970.

Being the same property conveyed to Gary F. Reeder and wife, Agnes T. Reeder, by Quitclaim Deed from James F. Reeder and wife, Dorothy N. Reeder, of record in Book 4463, Page 342, in the Register's Office of Davidson County, Tennessee, dated October 13, 1970 and recorded on November 30, 1970. The said Agnes T. Reeder having died since December 19, 2021, leaving her husband, Gary F. Reeder as the surviving tenant by the entireties. Gary F. Reeder died testate on March 05, 2023. Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, under Case No. 23P619. Said Will directs the subject property to be administered as part of the estate, subject to control of the Executrix, Regina Davidson.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Division No. 2, H. T. Hays Tract, as recorded in (unrecorded).

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 7350 Bidwell Road Joelton TN 37080

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of December, 2023.

Estate of Gary F. Reeder

Regina Davidson, Executrix

By: Regina Davidson, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Regina Davidson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Gary F. Reeder, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of December, 2023.

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024