RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215
BOX 10-A

Karen Johnson Davidson County
Batch # 1108919 DEEDWARR
03/08/2024 09:43:09 AM 3 pgs
Fees: $18.00 Taxes: $518.00

20240308-0016178

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38028-01-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $140,000.00. Affiant Subscribed and sworn to before me this 7th day of March, 2024. Notary Public My Commission Expires:

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp April 27, 2025 COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Music City Financial, LLC 5040 Ridge Road Joelton, TN 37080	Music City Financial, LLC 5040 Ridge Road Joelton, TN 37080	Map and Parcel No.: 02800002600

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, **Stephen Wayne Reed, married man, and Joseph Derik Reed, a married man, the heirs at law of Edward Wayne Reed (collectively "Grantors")**, have this day bargained and sold, and do hereby transfer and convey to **Music City Financial, LLC, a Texas limited liability company ("Grantee")**, its successors 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 5040 Ridge Road, Joelton, Davidson County, Tennessee 37080.

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

And Grantors covenant that Grantors 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, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantors represent and warrant that the subject property is not and has never been either Grantor's marital residence.

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, Grantors have executed this instrument on the 7th day of March, 2024.

GRANTORS:

Stephen Wayne Reed
heir at law of Edward Wayne Reed

Joseph Derik Reed
heir at law of Edward Wayne Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Wayne Reed and Joseph Derik 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 7th day of March, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee described according to a survey made February 27, 1956, by C.J. Carney, Surveyor, as follows:

Beginning in the center of Ridge Road at a spike located 706 feet westerly from the intersection of the center line of Ridge Road and the center line of Gray's Point Road, and running thence North 4 degrees 30' West 328 feet to a pipe near a 24" oak tree; thence crossing and re-crossing a spring branch, South 66 degrees 30' West 217 feet to a pipe; thence crossing said spring branch again, South 4 degrees 30' East 242.2 feet to a spike in the center line of Ridge Road; thence North 83 degrees East 104 feet to the point of beginning, containing 1.34 acres more or less.

Being the same property conveyed to Edward Wayne Reed, a single person, by deed dated August 6, 1986 from Roy Lee Shirley, Jr., and wife, Helen Ann Shirley of record in Book 6948, Page 315, Register's Office for Davidson County, Tennessee. Edward Wayne Reed having since died on February 15, 2023. Letters testamentary were issued to Derik Reed and Stephen Reed in Case Number 42CH1-2023-PR-416 in the Chancery Court for Houston County, Tennessee. See affidavits of heirship of record in Instrument No. 20240308-0016176 and Instrument No. 20240308-0016177 Register's Office for Davidson County, Tennessee, evidencing that the heirs at law of Edward Wayne Reed are Stephen Wayne Reed and Joseph Derik Reed.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.