Karen Johnson Davidson County
Batch# 1116759 DEEDWARR
04/01/2024 09:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240401-0022094

This instrument prepared by:
Reginald Harrion, Esq. 111320
o/b/o uDeed, LLC
1349 Galleria Drive Suite 100
Henderson, NV 89014

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Joyce K. Reese, Trustee	Joyce K. Reese, Trustee	135 00 0 090.00
2309 Norwalk Drive	2309 Norwalk Drive	
Colleyville, TX 76034	Colleyville, TX 76034	

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Joyce K. Reese, formerly known as Joyce White, an unmarried woman** has this day bargained and sold, and does hereby transfer and convey unto the said **Joyce K. Reese, Trustee of the Joyce Reese Family Trust dated November 16, 2023**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a Revocable Living Trust.

This is unimproved ( ) property known as 1909 Old Murfreesboro Pike
Improved (✓) Nashville, Tennessee 37217

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we 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 for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

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

Witness our hand this 6th day of February, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joyce K Reese
Joyce K. Reese, f/k/a Joyce White

ACKNOWLEDGMENT

STATE OF Texas)
COUNTY OF Tarrant) ss

Personally appeared before me, Brandon L. McGee, a Notary Public in and for said County and State, **Joyce K. Reese, f/k/a Joyce White** the within named bargainor, individual(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.

Given under my hand and official seal of office at 101 River Oaks Drive, Suite #110, Southlake, TX, 76092 this 6th day of February, A.D., 2024.

NOTARY STAMP/SEAL

BRANDON L. MCGEE
My Notary ID # 130464987
Expires December 10, 2027

Brandon L McGee
NOTARY PUBLIC
Notary Commission Expires: 12-10-2027

AFFIDAVIT OF VALUE

STATE OF Texas)
COUNTY OF Tarrant)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax Code 67-4-409 (a)(3)(f)

Subscribed and sworn to before me this the 6th day of February, 2024.
(Affix Seal)

Joyce K Reese
Affiant

Brandon L McGee
Notary Public
My Commission Expires: 12-10-2027

BRANDON L. MCGEE
My Notary ID # 130464987
Expires December 10, 2027

EXHIBIT "A"
LEGAL DESCRIPTION

ALL INTEREST IN AND TO THE FOLLOWING TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, TO-WIT:

BEING PART OF THE HOMESTEAD TRACT OF MRS. THEODOSIA POWERS AS SHOWN ON THE PLAN IN MINUTE BOOK 5, PAGE 384, OF THE COUNTY COURT FOR SAID COUNTY, AND ALSO BEING A PART OF TRACT NO. 2 AS SHOWN ON THE PLAN OF RECORD IN CHANCERY COURT PLAN BOOK 3, PAGE 21 OF THE CHANCERY COURT AT NASHVILLE IN THE CAUSE OF C. L. DAVIS ET AL VS. NO. 48000 & NO. 48003, T. M. MATLOCK ET AL AND BEING THE TRACT OF LAND MARKED F. A. CARTER, R. H. SHEARN AND DR. W. P. LAW AS OF RECORD IN BOOK 974, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY W. B. SOUTHGATE, SURVEYOR, OCTOBER 29, 1937, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF MURFREESBORO ROAD AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF SAID ROAD AND THE EASTERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO MRS. LUCY MEACHAM BY DEED FROM MRS. MEDIA DAVIS SINNOTT OF RECORD IN BOOK 1116, PAGE 126, REGISTER'S OFFICE; THENCE WITH SAID MEACHAM'S EASTERN BOUNDARY LINE SOUTH 21 DEGREES WEST 44 FEET AND SOUTH 34 DEGREES WEST 198.67 FEET; THENCE SOUTH 54 DEGREES 122.75 FEET TO THE SOUTHWEST CORNER OF THE R. H. SHEARIN PROPERTY LOCATED BY SAID PLAN OF RECORD IN BOOK 974, PAGE 22, SAID REGISTER'S OFFICE; THENCE WITH SAID SHEARIN'S WESTERN BOUNDARY LINE NORTH 21 DEGREES EAST 50 FEET AND NORTH 26 DEGREES EAST 195.33 FEET TO THE SOUTHERLY MARGIN OF SAID ROAD; THENCE WITH THE SAME, NORTH 54 DEGREES WEST 95 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DALE REECE AND JOYCE WHITE, BY DEED FROM JOHN R. PHILLIPS, AN UNMARRIED PERSON, AS OF RECORD IN BOOK 6405, PAGE 314.

Being the same property conveyed to Joyce White by Quitclaim Deed from Dale Reece, an unmarried person of record in Book 8122, Page 856, said Register's Office.

Tennessee Certification of Electronic Document

I, Jennifer E. TenHopen, 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 02-06-2024 (date of document).

Jennifer E TenHopen
Affiant Signature

02-22-2024
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 22nd day of February, 2024.

Valerie Ann Ward
Notary's Signature

MY COMMISSION EXPIRES: 08-28-2027

NOTARY'S SEAL

