This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1137773 DEEDWARR
05/22/2024 09:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240522-0038038

New Owner:	**Send Tax Bill:**	**Map/Parcel**
AMANI L. REED, Trustee JULIE W. REED, Trustee REED REVOCABLE LIVING TRUST dated March 28, 2024 3600 Colewood Drive, Nashville, TN 37215	SAME	131 01 0M 001.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Sworn to and subscribed before me this May 16, 2024.

Notary Public

My Commission Expires:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, AMANI L. REED and JULIE WRIGHT REED, who is one and the same as JULIE W. REED, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to AMANI L. REED AND JULIE W. REED, Trustees of the REED REVOCABLE LIVING TRUST, dated March 28, 2024 as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto

belonging to the said Grantees, their successors, heirs and assigns forever, we covenant 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.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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 HANDS this May 16, 2024.

By: _____
AMANI L. REED

_____
JULIE WRIGHT REED

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AMANI L. REED and JULIE WRIGHT REED, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this May 16, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 1/26/2025



Exhibit A

Property Description

Said property is described to wit:

A certain condominium in Davidson County, Tennessee, being Apartment A of Lindawood-Colewood Condominium, a Horizontal Property Regime, as established by Master Deed of record in Instrument No. 20040714-0083819, Register's Office for Davidson County, Tennessee, as amended in the First Amendment to Regime for Lindawood-Colewood Condominium Master Deed Establishing a Horizontal Property Regime, as of record in Instrument No. 20050225-0020936, Register's Office for Davidson County, Tennessee, as depicted on Exhibit "A" of the First Amendment filed in Instrument Number 20050225-0020936, said Register's Office.

Being the same property conveyed to AMANI L. REED and JULIE WRIGHT REED, husband and wife, by Warranty Deed of record from WILLIAM J. NUTTER, Instrument No. 20220407-0040505 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 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 may appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sneed Estates, as recorded in Plat Book 2133, Page(s) 10 and 11; and amended in Book 4356, Page 296; Book 4705, Page 508; Book 5817, Page 771.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lindawood-Colewood Condominium of record in 20040714-0083819, as amended by instrument(s) of record in 20050225-0020936; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2092, Page 410; and amended in Book 2097, Page 93.
Covenants, Conditions and Restrictions as set forth in Clarification of Restrictions recorded in Book 2446, Page 159.

Covenants, Conditions and Restrictions as set forth in Restriction recorded in Book 2549, Page 125.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 3600 Colewood Drive, Nashville, TN 37215

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 May 16 2024 (date of document).

Signature

5-16-24
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16 day of May, 2024.

Notary Public
My Commission expires: 3-18-28

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028