WARRANTY DEED

Karen Johnson
Batch # 1181793
09/16/2024 10:05:08 AM
Fees: $18.00 Taxes: $25,900.00

Davidson County
DEEDWARR
3 pgs

20240916-0071183

G-FC-24-02026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/09/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deanna D. Puzder GST 2020 Exempt Family Trust	New owner	
(NAME)	(NAME)	**144-12-0-028.00**
2026 Priest Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES H. REED, IV, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEANNA D. PUZDER GST 2020 EXEMPT FAMILY TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Otter Creek Hills of record in Plat Book 2900, Pages 110 and 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more specific property description.

Being the same property conveyed to James H. Reed, IV by Warranty Deed from Mary P. Schultz, a single woman of record in Book 5760, Page 132, Register's Office of Davidson County, Tennessee, dated June 22, 1981 and recorded on June 22, 1981.

Tract 2:

Together with a small parcel of land in the northeast property line of Tax Map 144, Parcel 61 upon which an exclusive easement for the construction and use of a driveway has been granted to James H. Reed, IV, his heirs, representatives and assigns, and being more particularly described as follows:
\line Being a parcel of land in the City of Forest Hills, Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument in the northerly line of property conveyed to James H. Reed, IV, by deed of record in Book 5760, page 132, Registers Office for Davidson County, said Reed property being Lot No. 34 as shown on the Plan of Otter Creek Hills of record in Book 2900, page 110 and 111, said Register's Office, said monument being North 82 degrees 57 minutes East, 70.00 feet from a concrete monument at the common corner of Lot Nos. 34 and 39, as shown on said plan; thence, leaving said northerly line with a severance line North 07 degrees 03 minutes West, 72.00 feet to a concrete monument; thence, continuing with said severance line North 82 degrees 57 minutes East, 250.43 feet to a concrete monument in the northerly line of said Reed Property; thence, with said northerly line South 32 degrees 37 minutes West, 190.72 feet to the point of beginning and continuing 15,881 square feet or 0.36 acre, more or less.

Being a portion of the same property conveyed to James H. Reed, IV, Trustee of the James H. Reed IV Living Trust, established by the James H. Reed IV Revocable Trust, dated April 18, 2017 by Warranty Deed of record in Instrument No. 20170428-0041751, Register's Office of Davidson County, Tennessee.

Wallace Jackson Arnold joins in the execution of this Warranty Deed to convey any and all marital interest he may have to the above described property.

James H. Reed, IV, Trustee of the James H. Reed, IV Living Trust, established by James H. Reed, IV Revocable Trust, dated April 18, 2017 joins in the execution of this Warranty Deed to convey any and all interest the said Trust may have to the above described property.

This conveyance is subject to:
• Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 2900, Pages 110 and 111, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 3255, Page 387, in the Register's Office for Davidson County, Tennessee.
• Restrictions and negative easement set forth in the of record in Book 5760, Page 132, in the Register's Office for Davidson County, Tennessee.
• Perpetual right and easement of egress and ingress over the road to the water tank that passes through Lot 39 of Otter Creek Hills in Plat 2900, pages 110 and 111 of record in Book 5760, Page 132, in the Register's Office for Davidson County, Tennessee.
• Easements in Bill of Sale to Nashville Suburban Utility District of record in Book 3183, Page 411, in the Register's Office for Davidson County, Tennessee.
• Warranty Deed Granting Exclusive Easement to James H. Reed, IV to construct and use a driveway of record in Book 7516, Page 105, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20160621-0062807, in the Register's Office for Davidson County, Tennessee.
• Conveyance to James H. Reed IV, Trustee of the James H. Reed, IV Living Trust, established by the James H. Reed IV Revocable Trust dated April 18, 2017 by Warranty Deed from James H. Reed, IV, unmarried, of record in Instrument No. 20170428-0041751, Register's Office of Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2026 Priest Rd, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this the 12th DAY OF SEPTEMBER, 2024.

James H. Reed, IV

Wallace Jackson Arnold

James H. Reed, IV Living Trust, established
by James H. Reed IV Revocable Trust, dated
April 18, 2017

By: James H. Reed, IV, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. REED, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

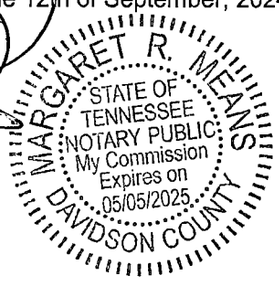


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. REED, IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2024.

Notary Public
My Commission Expires: _____
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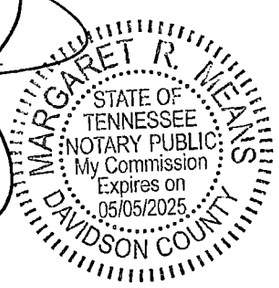


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Reed, IV, Trustee of the James H. Reed, IV Living Trust, established by James H. Reed, IV Revocable Trust, dated April 18, 2017 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th day of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212