THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1202254 DEEDWARR
11/06/2024 09:44:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241106-0086177

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

SHERIAN A. REYNOLDS, as Trustee, Affiant

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Subscribed and sworn to before me,
this 5th day of November, 2024.

Notary Public

My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Sherian A. Reynolds, as Trustee of the Sherian A. Reynolds Revocable Trust 3904 Abbott Martin Road Nashville, TN 37215	Sherian A. Reynolds, as Trustee of the Sherian A. Reynolds Revocable Trust 3904 Abbott Martin Road Nashville, TN 37215	116-12-0-008.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **SHERIAN A. REYNOLDS** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **SHERIAN A. REYNOLDS, as Trustee of the SHERIAN A. REYNOLDS REVOCABLE TRUST, as amended and restated under agreement dated December 11, 2018**, its successors and assigns (the "Grantee"), certain real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee being part of an unnumbered tract shown on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as record in Book 421, Pages 102 and 103, Register's Office for said County, lying north of Abbott-Martin Road, and shown on an unregistered copy of a survey made of part of said tract, by Norris H. Hickerson, Surveyor, July 2, 1951, as follows:

Beginning at a point at an iron pin in the northerly margin of Abbott-Martin Road, 523 feet more or less east of the easterly margin of Walnut Drive, being 200 feet east of the southwest corner of the property conveyed to Maxwell G. Horkins and wife, by deed from Royal Oaks Land Company, as of record in Book 1300, Page 470, Register's Office; thence North 3 degrees 45 minutes East 255.7 feet to an old wire fence in the south line of the Woodmont Country Club Property; thence along said fence, South 87 degrees 30 minutes East 100 feet to a concrete monument; thence South 3 degrees 45 minutes West 259.4 feet to a monument in the northerly margin of Abbott-Martin Road; thence with the margin of same North 85 degrees 15 minutes West 100 feet to the point of beginning.

Being the same property conveyed by the Wallace Edwards, Jr. Revocable Residence Trust dated October 16, 2009 to Wallace Edwards, Jr. and Sherian A. Reynolds, as joint tenants with right of survivorship, by quitclaim deed dated October 4, 2012, recorded as Instrument No. 20121004-0091021, in the Register's Office for Davidson County, Tennessee. Sherian A. Reynolds obtained fee simple title to the subject property by surviving Wallace Edwards, Jr., who died on September 22, 2024. A copy of his Certificate of Death is attached hereto as Exhibit A.

This conveyance is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property commonly known as 3904 Abbott Martin Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself and her successors and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 5th day of November, 2024.

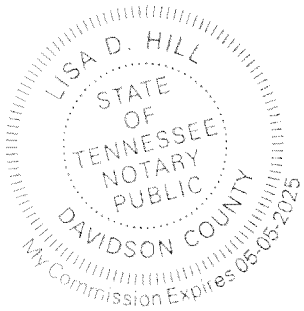
Sherian A. Reynolds

SHERIAN A. REYNOLDS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHERIAN A. REYNOLDS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 5th day of November, 2024.



Notary Public

My Commission Expires: 5/5/2025

EXHIBIT A

Certification of Death of Harrison Wallace Edwards, Jr.

[Copy Attached]

STATE OF TENNESSEE
CERTIFICATION OF VITAL RECORD

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2024 059252

1. Decedent's Legal Name				2. Sex	3. Date of Death
HARRISON WALLACE EDWARDS JR				MALE	09/22/2024
4. Time of Death (Approx.)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**		
01:32 AM	90	03/08/1934	WASHINGTON, DC		
8a. Place of Death					
NURSING HOME/LONG TERM CARE					
8b. Facility Name		**8c. City or Town**		**8d. County of Death**	
BELMONT VILLAGE GREEN HILLS		NASHVILLE		DAVIDSON	
9. Marital Status	**10. Surviving Spouse (name prior to first marriage)**	**11a. Decedent's Usual Occupation**		**11b. Kind of Business/Industry**	
DIVORCED		ASSOCIATE REPRESENTATIVE		RUST-OLEUM CORPORATION	
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**		**13c. City or Town**	
1718	TENNESSEE	DAVIDSON		NASHVILLE	
13d. Street and Number		**13e. Inside City Limits?**	**13f. Zip Code**	**14. Was Decedent ever in US Armed Forces?**	
4206 STAMMER PLACE		YES	37215	NO	
15. Decedent's Education	**16. Decedent of Hispanic Origin?**		**17. Decedent's Race**		
DOCTORATE OR PROFESSIONAL DEGREE	NO, NOT SPANISH/HISPANIC/LATINO		WHITE		
18. Father's Name			**19. Mother's Name Prior to First Marriage**		
HARRISON WALLACE EDWARDS SR			THELMA JOHNSON		
20a. Informant's Name	**20b. Relationship to Decedent**	**20c. Mailing Address**			
SHERIAN A. REYNOLDS	FRIEND	3904 ABBOTT MARTIN RD., NASHVILLE, TN 37215			
21a. Method of Disposition	**21b. Place of Disposition**		**21c. Location**		
BURIAL	WOODLAWN MEMORIAL PARK		NASHVILLE, TN		
22a. Signature of Funeral Director	**22b. License Number**	**22c. Signature of Embalmer**		**22d. License Number**	
▶ /e/ LEAH NICOLE HALE	20578	▶ /e/ CAYLEY FREEMAN		20172	
23a. Name and Address of Funeral Home				**23b. License Number**	
WOODLAWN-ROESCH-PATTON FUNERAL HOME AND MEMORIAL, 660 THOMPSON LANE, NASHVILLE, TN 37204-0407				933	
24. Registrar's Signature			**25. Date Filed**		
▶ /e/ EDWARD G BISHOP III			09/28/2024		

26. Certifier

26a. ☒ **PHYSICIAN** -- TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ **MEDICAL EXAMINER** – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier	27b. License Number	27c. Date Signed
▶ /e/ JENNIFER LOWE ELLIS	028060	09/27/2024

27d. Name and Address
JENNIFER LOWE ELLIS 1539 ASHLAND CITY RD SUITE C, CLARKSVILLE, TN 37040

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. ATHEROSCLEROTIC HEART DISEASE	YEARS
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

HYPERTENSION, HYPERLIPIDEMIA, ATRIAL FIBRILLATION

29a. Was an Autopsy Performed? NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	UNKNOWN	N/A

33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1659E RDA 10112

I certify that this is a true and correct representation of the original certificate on file with the Tennessee Office of Vital Records. This copy is not valid unless prepared on security paper displaying the state seal and signature of the State Registrar.

Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: Sep-30-2024

016523310

ANY ALTERATION OF THIS DOCUMENT VOIDS THIS CERTIFICATE

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 November 5, 2024

11-5-2024
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of November, 2024.

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

