**This instrument prepared by:**
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1256083 DEEDQC
04/03/2025 03:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250403-0025516

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS. PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.** ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

# QUITCLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| Nicole Reed (NAME) | Same as New Owner (NAME) | 072-09-3M-002.00-CO |
| 904B Cahal Ave (STREET ADDRESS) | (STREET ADDRESS) | |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Brian P. Reed and Heidi B. Reed, Co-Trustees of the Reed Living Trust dated August 29th, 2017** Grantor(s), does hereby quitclaim and convey unto **Nicole Reed, an unmarried woman,** the Grantees herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit B on the Plan of NineHundredFour Cahal Avenue, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of NineHundredFour Cahal Avenue, of record in Instrument No. 20220401-0038060, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian P. Reed and Heidi B. Reed, Co-Trustees of the Reed Living Trust dated August 29th, 2017 by Warranty Deed dated April 21, 2023 from PRECISION DEVELOPMENT, LLC, a Tennessee limited liability company, recorded April 25, 2023 in Instrument No. 20230425-0030402, Register's Office for Davidson County, Tennessee.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved Property known as: 904B Cahal Avenue Nashville, Tennessee 37206.

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 2nd day of April, 2025.

Affiant

My commission expires: 8/19/2026
(Affix Seal)

Notary Public

BRANDI L. WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

The Reed Family Living Trust dated August 29, 2017

By: Heidi B Reed, Co-Trustee

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~SUMNER~~ Tarrant

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within Heidi B. Reed, Co-Trustee of the Reed Family Living Trust date August 29, 2017, with whom I am personally acquainted, and who acknowledged that within Heidi B. Reed executed the within instrument for the purposes therein contained and who further acknowledged that within Heidi **B.** Reed is the Co-Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 31st day of March, 2025.

Notary Public

KIRAN BODIWALA
MY COMMISSION EXPIRES
08/17/2027
NOTARY ID: 13451266-9

My Commission Expires: 08/17/2027

Witness my hand this 26 day of March, 2025.

The Reed Family Living Trust dated August 29th, 2017

By: Brian P. Reed, Co-Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within Brian P. Reed, Co-Trustee of the Reed Family Living Trust date August 29, 2017, with whom I am personally acquainted, and who acknowledged that within Brian P. Reed executed the within instrument for the purposes therein contained and who further acknowledged that within Brian P. Reed is the Co-Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 26th day of March, 2025.

Notary Public

JAMES WAYNE KING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244038980
MY COMMISSION EXPIRES 10/21/2028

My Commission Expires: 10/21/2028

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 4/2/25 (date of document).

Affiant Signature

4/2/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 2nd day of April, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202504030025516