Name and Address of New Owner:
Jillian Fields and Paul Fields

Send Tax Bills To:

Karen Johnson Davidson County
Batch# 1256423 DEEDWARR
04/04/2025 09:35:30 AM 4 pgs
Fees: $23.00 Taxes: $669.70
20250404-0025631

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 007-00-0-124.00 and 007-00-0-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Reeder Enterprises, Inc.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jillian Fields and Paul Fields, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property 1:
007-00-0-124.00

LAND in Davidson County, Tennessee, as described to-wit:

BEGINNING at a spike on the east margin of US Highway 41 and in the center of a gravel road entering the Birdwell property; thence along said Highway North 25 deg. 10' West 660.0 feet to the southwest corner of the Lyles property; thence South 78 deg. East 740.0 feet to a point at the Birdwell east line fence; thence South 45 deg. West 625 feet to the beginning spike.

INCLUDED in the above described tract but expressly EXCLUDED from this conveyance is property taken by the State of Tennessee in Book 7667, Page 505, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point of intersection of the west margin of SR 11 (U.S. 41) and the north boundary of the Polly Mason property; thence with the north boundary North 75 deg. 30' East 385 feet more or less to a point; thence northwardly 80 feet more or less to a point; thence North 14 deg. 10' 15" West 62 feet more or less to a point; thence South 83 deg. 7' 26" West 191.64 feet to a point; thence North 34 deg. 51' 39" West 141.98 feet to a point, thence North 34 deg. 51" 39" West 583.36 feet to a point; thence South 83 deg. 10' West 79 feet more or less to a point in the existing margin of SR. 11 (US. 41); thence southeastwardly with the said margin 863 feet more or less to the point of beginning.

Property 2:
007-00-0-123.00

LAND in Davidson County, Tennessee, more accurately described as follows:

BEGINNING at an existing highway monument in the easterly margin of U.S. Highway 41; said monument being the most southwest corner of herein described tract; thence with said monument, North 33 deg. 49' 53" West, 648.41 feet to a set iron pin; thence now leaving said margin, South 74 deg. 10' 06" East, 606.44 feet to a set iron pin; thence South 02 deg. 38' 37" West, 349.34 feet to a set iron pin; thence North 12 deg. 07' 38" West, 19.43 feet to a monument; thence South 77

deg. 33' 17" West, 210.21 feet to the point of beginning.

Being the same property conveyed to Daniel Reeder, a married man, by Warranty Deed from Edgard Eugene Dresslar, Jr. of record in Instrument No. 20180827-0084803 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on August 27, 2018.

Being the same property conveyed to Reeder Enterprises, Inc. by Quitclaim Deed from Daniel Reeder, a married man, of record in Instrument No. 20210514-0065365 Register's Office for Davidson County, Tennessee, dated May 13, 2021 and recorded on May 14, 2021.

Being improved property commonly known as **1827 and 1837 Springfield Highway, Goodlettsville, TN 37072.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3 day of April, 2025.

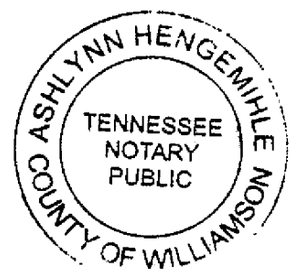
Reeder Enterprises, Inc., a Tennessee Corporation

By: _____
Daniel Reeder, President

State of Tennessee
County of Davidson

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Daniel Reeder, President with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Reeder Enterprises, Inc., the within named bargainor, a Corporation, and that as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand, at office, this 3 day of April, 2025.



_____
Notary's Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $181,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
3 day of April, 2025.

Notary Public
My commission expires: 5-9-26
File No. GNT-25-3846



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4/3/25.

Affiant Signature

4/3/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 3 day of April, 2025.

Notary Signature

My Commission Expires: 5.9.26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON