This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23999-DJ

Karen Johnson Davidson County
Batch# 1257533 DEEDWARR
04/08/2025 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20250408-0026722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $655,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 4 day of April, 2025.

Notary Public
My Commission Expires: 12·19·2028

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashley Reeder 1321 B Meridian Street Nashville TN 37207	Legacy Home Loans, LLC dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	071-15-0-557-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Zacharey Kyle Durham and Katherine Alexis Durham, fka Katherine Alexis Hunt husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ashley Reeder, unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 402, Plat of the Highland Land Co.'s Subdivision, according to survey and plat of same appearing of record in Book 421, page 14, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Zacharey Kyle Durham and Katherine Alexis Hunt, husband and wife by Warranty Deed from Haven Builders, LLC, dated April 19, 2019, recorded April 29, 2019, of record in Instrument No. 20190429-0039334; as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20220329-0035964; and as corrected by Deed of Correction of record in Instrument No. 20220414-0043236, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1321 Meridian Street, B, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2025.

GRANTOR:

Zacharey Kyle Durham

Katherine Alexis Durham, fka Katherine Alexis Hunt

STATE OF Arkansas
COUNTY OF Pulaski

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zacharey Kyle Durham and Katherine Alexis Durham, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of April, 2025.

Notary Public
My Commission expires: 2-7-2029

OFFICIAL SEAL
NICIA TRAVIS
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 02-07-2029
Commission No. 12706711

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 4. 2025.

Affiant Signature

8th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

