Karen Johnson Davidson County
Batch# 1279353 DEEDWARR
05/29/2025 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $782.55
20250529-0042222

Name and Address of New Owner:
Donald R. Reed and Sheila A. Reed, Trustees of the Donald R. Reed and Sheila A. Reed Revocable Trust
1165 Windsor Green Dr
Gallatin, TN 37066

Send Tax Statements To:
Donald R. Reed and Sheila A. Reed Revocable Trust
1165 Windsor Green Dr
Gallatin, TN 37066

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-25050598

Map and Parcel: 051 12 0 015.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GGI Home Buyers, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Donald R. Reed and Sheila A. Reed, Trustees of Donald R. Reed and Sheila A. Reed Revocable Trust**, hereinafter called the GRANTEE, its 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 Lot No. 20, Section 1, on the map of Morningside Heights, of record in Book 1130, page 76, Register's Office for said county.

Said Lot No. 20 fronts 75 feet on the northerly side of Barry Drive and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Albert Gordon Cawthon and wife, Joan Cawthon, by Deed from Eual C. Page and wife, Justine E. Page, dated 1/30/1973 and recorded 3/22/1973 in Book 4691, Page 215, in the Register's Office of Davidson County, Tennessee. The said Albert Gordon Cawthon having since predeceased Joan Cawthon. The said Joan Cawthon having since died intestate on March 28, 2015, thereby vesting subject property in her heirs at law, Sheryl Ann Cawthon and Thomas C. Cawthon, pursuant to Affidavits of Heirship recorded in Instrument No. 20210611-0079103 and Instrument No. 20210611-0079104, said Register's Office. The said Sheryl Ann Cawthon, single and Thomas C. Cawthon, single having further conveyed subject property to Sheryl Ann Cawthon, Single, by Quitclaim Deed dated 6/2/2021 and recorded 6/11/2021 in Instrument No. 20210611-0079105, said Register's Office. Being the same property conveyed to GGI Home Buyers, LLC, a Tennessee limited liability company by Warranty Deed filed for record in Instrument No. 20250522-0040403 said Register's Office.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 111 Barry Drive, Madison, TN 37115

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, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 our hand this 21 day of May, 2025.

GGI Home Buyers, LLC

BY: _____
Colin Spivey
Member

State of Tennessee

County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Colin Spivey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of GGI Home Buyers, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 21st of May, 2025.

Gracie Eden
Notary Public
My Commission Expires: 4/22/29

GRACIE EDEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 22, 2029
COUNTY OF ROBERTSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $211,500.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 22nd day of May, 2025.

Gracie Eden
Notary Public
My Commission Expires: 4/22/29

GRACIE EDEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 22, 2029
COUNTY OF ROBERTSON

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 5/21/25 (date of document).

Affiant Signature

5/21/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 21st day of May, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202505290042222