WARRANTY DEED

Karen Johnson Davidson County
Batch# 1312829 DEEDWARR
08/20/2025 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250820-0066665

File #25-DW-4948-C

(SEAL)

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: 9.21.26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reese Gilbert and Carlie Gilbert	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	
4948 Yorkshire Road	**262 Robert Rose Drive, Suite 200**	**161 10 0A 219.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

KEVIN MICHAEL REED, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

REESE GILBERT AND CARLIE GILBERT, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 324 on the Plan of VILLAGES OF BRENTWOOD, PHASE THREE, of record in Plat Book 6250, Page 918, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kevin Michael Reed, a single man, by Warranty Deed from Benjamin Collins Swanson, unmarried, of record in Instrument No. 20171019-0107223, in the Register's Office of Davidson County, Tennessee, dated October 16, 2017 and recorded on October 19, 2017.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE THREE, VILLAGES OF BRENTWOOD, as recorded in Plat Book 6250, Page(s) 918.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, HUNTINGTON PARK, as recorded in Plat Book 4460, Page 68.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11, as amended in Book 6398, Page 495 and Book 6852, Page 497.
* Easement recorded in Instrument No. 20130419-0039360, and Instrument No. 20160923-0100757.
* Agreement for Participation in Huntington Park Trunk Sewer as set forth in instrument recorded in Book 6699, Page 752.
* Charter for Villages of Brentwood Homeowners Association recorded as Book 6158, Page 352.
* Rights of upper and lower riparian owners to the flow of the waters of the Unnamed, free from diminution or pollution.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4948 Yorkshire Road, Nashville, TN 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 my/our hand(s) this the 19th day of August, 2025.

Kevin Michael Reed

Witness my/our hand(s) this 18th day of August, 2025.

Ellen Reed

***ELLEN REED**, spouse of **KEVIN MICHAEL REED**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **ELLEN REED** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2025, before me personally appeared Kevin Michael Reed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of August, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of August, 2025, before me personally appeared Ellen Reed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of August, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-19-25.

Affiant Signature

8-20-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY