Name and Address of New Owner:
Nicole Reed
3404 Cocoa Drive
Nashville, TN 37218

Send Tax Statements To:
New Owner

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

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-25070898

Map and Parcel: 080 03 0 012.00

Karen Johnson Davidson County
Batch# 1314910 DEEDWARR
08/26/2025 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250826-0068362

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, **Eryn Moses, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Nicole*Reed**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

***De'Andra**

****, unmarried woman**

Land in Davidson County, Tennessee, being Lot No. 545 on the Plan of Section Eight, Bordeaux Hills of record in Book 4175, page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eryn Moses by Warranty Deed filed for record on October 1, 2020 in Instrument Number 20201001-0113386, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following Restrictions of Bordeaux Hills, Section VIII of record in Book 4397, page 742; All matters as set forth per plat of record in Book 4175, page 113, said Register's Office.

This conveyance is further 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: 3404 Cocoa Drive, Nashville, TN 37218

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 22nd day of August, 2025.

Eryn Moses by Keith B Moses 8/22/2025
Eryn Moses by Keith B. Moses, Attorney-in-Fact

State of Tennessee
County of ~~Rutherford~~ Bedford

Personally appeared before me, Keith B. Moses, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the foregoing instrument on behalf of Eryn Moses, that she executed the same as the free act and deed of said Eryn Moses, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Eryn Moses, and appearing of record in Record Book 202508260068361, in the Register's Office of Rutherford County, Tennessee.

Witness my hand and seal this 22nd of August, 2025.

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 4/19/2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00.

Affiant Signature

Subscribed and sworn to before me, this 25th day of August, 2025.

RACHEL K. WILKIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

Notary Public
My Commission Expires: 1/24/2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8/25/25 (date of document).

Jennifer L. Pennell

8/26/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 8/26, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028