Name and Address of New Owner:
Steven & Josie Reed
476 High Point Terrace
Brentwood, TN 37027

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch # 1319182 DEEDWARR
09/08/2025 10 27 00 AM 2 pgs
Fees $13 00 Taxes $2,495 65
20250908-0071418

This Instrument Prepared By:
Priority Title LLC
239 Veterans Pkwy, Ste B
Murfreesboro, TN 37128

Map & Parcel No: 181-10-0D-025.00-CO

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, **Dustin C. Davis and Alison Ford Davis, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steven L. Reed and Josie R. Reed, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Final Plat for Jackson Valley Subdivision, Section Two of record in Plat at Instrument No. 20071012-0121332, 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 Dustin C. Davis and Alison Ford Davis, husband and wife by Warranty Deed from Zachary Lomas and Brooke Lomas, husband and wife of record in Instrument No. 20171211-0126057 Register's Office for Davidson County, Tennessee, dated December 08, 2017 and recorded on December 11, 2017.

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 5th day of September, 2025.

_____(SEAL)
Dustin C. Davis

_____(SEAL)
Alison Ford Davis

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 5th day of September, 2025, before me personally appeared Dustin C. Davis and Alison Ford Davis, 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 5th day of September, 2025.

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

Notary Signature
My commission expires: 05/24/2028

AFFIDAVIT OF VALUE

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 $674,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 5th day of September, 2025.

Notary Signature
My commission expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON