Karen Johnson Davidson County
Batch# 1324356 DEEDWARR
09/19/2025 12:08:30 PM 5 pgs
Fees: $28.00 Taxes: $610.50
20250919-0075090

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

WARRANTY DEED

The actual consideration or value, whichever is greater for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me
This 12 day of September, 2025.

Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Address New Owner as:	Tax Bill To:	Map / Parcel
Myers Easton Dillard **721 River Landing Way,** **Old Hickory, TN 37138**	**New Owner**	**064130B053.00CO**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

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 sufficiency of all of which are hereby acknowledged, **Karen Reeves and Kevin Reeves, Co-Executors for the Estate of Sharon Dean Reeves,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Myers Easton Dillard, a single man** (the "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Laurel Hills Courtyard Homes of record in plat Book 6900, Page 573, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sharon Dean Reeves, unmarried, by Warranty Deed from Katina K. Knott, married, of record in Instrument No. 20170821-0085501, Register's Office for Davidson County, Tennessee. Sharon Dean Reeves has since passed on June 28, 2023 and title vested in the Estate of Sharon Dean Reeves pursuant to Case No. 24P725 in Davidson County Circuit Court Probate Division. This conveyance was authorized by the Order Granting Motion to Approve the Sale of Real Property enter on 8/18/25 in the Seventh Circuit Court of Davidson County, Tennessee.

This is an improved real property commonly known as 205 Laurel Hill Drive, Old Hickory, TN 37138.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. All taxes, assessment, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, courtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. 2025 Taxes for Davidson County, a lien, not yet due and payable.
4. Master Deed of record in Book 7466, Page 438, Book 7717, Page 82 and Book 8199, Page 779, said Register's Office
5. Easement of record in Instrument No. 20010607-0059700, said Register's Office.
6. Stormwater Detention Agreement of record in Book 6566, Page 208, said Register's Office
7. Charter of Laurel Hill HOA of record in Book 7872, Page 388 and Book 8209, Page 288, said the Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 12 day of September, 2025

Karen Reeves

By: Karen Reeves, as Co-Executor

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Karen Reeves, Co-Executor for The Estate of Sharon Reeves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Executor for the Estate of Sharon Reeves , and as such Co-Executor acknowledged the she is authorized to execute the foregoing instrument on behalf of the Estate of Sharon Reeves, the within named bargainor, and that she as such Co-Executor, executed the foregoing instrument for the purpose therein contained, by signing the name Karen Reeves as Co-Executor.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of September, 2025.

Josephine R. Clark
Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

By: Kevin Reeves, as Co-Executor

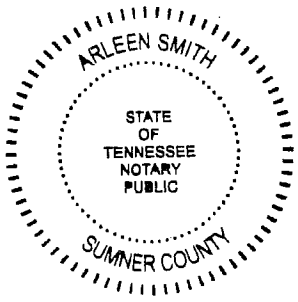
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Kevin Reeves, Co-Executor for The Estate of Sharon Reeves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Executor for the Estate of Sharon Reeves , and as such Co-Executor acknowledged that he is authorized to execute the foregoing instrument on behalf of the Estate of Sharon Reeves, the within named bargainor, and that he as such Co-Executor, executed the foregoing instrument for the purpose therein contained, by signing the name Kevin Reeves as Co-Executor.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of September, 2025.

Notary Public

My Commission Expires: 05/21/2029



Certificate of Authenticity

I, Robert J. Notestine III, 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 9/19/25.

AFFIANT SIGNATURE

9/19/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 19 day of September, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1-24-29

Notary's Seal:

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029