THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1327368 DEEDWARR
09/26/2025 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250926-0077035

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Noah Facundo and Elizabeth Facundo 430 Clearwater Drive Nashville, TN 37217	Noah Facundo and Elizabeth Facundo	150 01 0 231.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joy Buckley Reed, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Noah Facundo and Elizabeth Facundo, husband and wife,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 430 Clearwater Drive, Nashville, TN 37217 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Located in the 2nd Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 778 on the Plan of Edge-O-Lake Estates, Section 16 of record in Plat Book 4175, Page 157, 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 Julian Buckley Reed, an unmarried man, by Warranty Deed from Opendoor Property C LLC, a Delaware Limited Liability Company, dated November 19, 2021, and recorded November 29, 2021, of record in Instrument No. 20211129-0157484, in the Register's Office for Davidson County, Tennessee. (Julian Buckley Reed died on August 27, 2023, leaving his interest to his Heir at Law, Joy Buckley Reed by Affidavit of Heirship of record in Instrument No. 20240322-0020204. See also: Estate of Julian Buckley Reed in Docket No. 23P1806, the Seventh Circuit (Probate Division) Clerk's Office for Davidson County, Tennessee.)

This is improved property known as 430 Clearwater Drive, Nashville, TN 37217.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our

heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 26th day of September, 2025.

Joy Buckley Reed, Sole Heir at Law of Julian Buckley Reed

Joy Buckley Reed, Sole Heir at Law of Julian Buckley Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2025, before me personally appeared Joy Buckley 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 26th day of September, 2025.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 26th day of Sept., 2025.

Notary Public
My commission expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Certificate of Authenticity

I, Ryan Lux, 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 **September 26, 2025**.

Date

Affiant Signature

September 26, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **26th** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

