Karen Johnson Davidson County
Batch# 1341723 DEEDWARR
11/03/2025 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,496.50
20251103-0087546

WARRANTY DEED

(SEAL)

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $945,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF November, 2025.

Daniel Thompson
Notary Public
MY COMMISSION EXPIRES: 12/20/27

File #25-TC-3625-COMP

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)
Bryan Reed and Lauren Reed	New Owner	
(NAME)	(NAME)	**118-14-0-071**
3625 Rainbow Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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,

MARY T. RUST, AN UNMARRIED WOMAN,

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

BRYAN REED, AND LAUREN REED, 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 the Northerly 42 feet of Lot No. 34 and the Southerly 36 1/2 feet of Lot No. 33 on the Plan of MARENGO PARK, SECTION "C" as of record in Plat Book 1130, Page 21, said Register's Office.

Said parts of lots Nos. 33 and 34 front together 78 1/2 feet on the Westerly side of Rainbow Road and run back 216 feet, more or less, on the Northerly line and 207 feet, more or less, on the Southerly line, to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to Mary T. Rust, by Warranty Deed from Frank L. Bennett and Janice F. Bennett, Husband and Wife, of record in Instrument No. 20190503-0041510 in the Register's Office of Davidson County, Tennessee, dated on April 26, 2019 and recorded on May 03, 2019. And all see Deed of Correction is recorded in Instrument No. 20241030-0083704 and Scrivener's Affidavit is recorded in Instrument No. 20241218-0098412, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MARENGO PARK, SECTION "C", as recorded in Plat Book 1130, Page(s) 21.
* Joint Driveway Agreement as set forth in instrument recorded in Book 8652, Page 307.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 3625 Rainbow Place, Nashville, TN 37204.

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 3rd day of November, 2025.

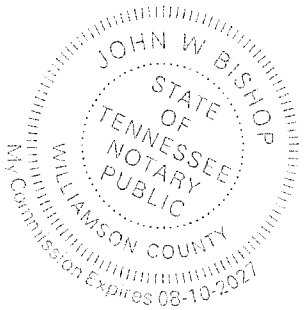
Mary T. Rust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of November, 2025, before me personally appeared Mary T. Rust, 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 3rd day of November, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Karla I Kard, 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 11/03/2025 (date of document).

Karla I Kard
Affiant Signature

11/03/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 03 day of November, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

