Karen Johnson Davidson County
Batch# 1342066 DEEDWARR
11/04/2025 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20251104-0087976

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2025.

Notary Public
MY COMMISSION EXPIRES: 10/24/2028
File No. G25-24356

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joselyn Maness	NEWOWNER	051-12-0-015.00
(NAME)	(NAME)	
111 Barry Dr.		
(STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Donald R. Reed and Shelia A. Reed, Trustees of Donald R. Reed and Shelia A. Reed Revocable Trust dated August 21, 2023**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joselyn Maness, a single person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section One, Morningside Heights, as shown on plat of record in Plat Book 1130, Page 76, in the Register's Office for said County.

SAID Lot No. 20 fronts 75 feet on the northerly side of Barry Drive and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Donald R. Reed and Sheila A. Reed, Trustees of Donald R. Reed and Sheila A. Reed Revocable Trust, by Warranty Deed from GGI Home Buyers, LLC, a Tennessee limited liability company, dated May 21, 2025 and recorded May 29, 2025 in Instrument No. 20250529-0042222, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 111 Barry Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 29th day of October, 2025.

Donald R. Reed and Shelia A. Reed Revocable Trust dated August 21, 2023

By: Donald R Reed Trustee
Donald R. Reed, Trustee

By: Shelia A. Reed, Trustee
Shelia A. Reed, Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Donald R. Reed, and Shelia A. Reed, Trustees of Donald R. Reed and Shelia A. Reed Revocable Trust dated August 21, 2023, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of October, 2025.

Preston R Matthews
Notary Public

My Commission Expires: 5/21/29

PRESTON R MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 10/29/2025 (date of document).

Affiant Signature

10/29/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 9-19-2028

NOTARY'S SEAL

