Karen Johnson
Batch # 1352906
12/02/2025 02 59 24 PM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251202-0095548

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	Parcel ID:
KARLYN W. REEDY, TRUSTEE 176 Charleston Park Nashville, TN 37205	SAME	116 08 0G 176.00

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), I, KARLYN W. REEDY, ("GRANTOR"), do hereby quitclaim and by these presents do transfer and convey unto KARLYN W. REEDY, TRUSTEE OF THE REEDY TENNESSEE COMMUNITY PROPERTY TRUST dated November 26, 2025, her successors and assigns ("GRANTEE"), all of GRANTOR'S right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 26 day of Nov., 2025.

Karlyn W. Reedy
KARLYN W. REEDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared KARLYN W. REEDY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 26th day of Novmber, 2025.



NOTARY PUBLIC
My Commission Expires: 5/8/29

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 176 on the Plan of Sugartree Phase 3 (Revised), as of record in Plat Book 5050, Pages 67-71, amended in Book 5162, Page 632, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93, Book 5121, Page 89, Book 5162, Page 632, Book 5186, Page 958 and Book 5259, Page 833, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Karlyn R. Reedy by deed of record in Instrument No. 20220624-0072571, R.O.D.C.

Said improved property is known as 176 Charleston Park, Nashville, TN 37205.