Karen Johnson Davidson County
Batch# 1361156 DEEDWARR
12/23/2025 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20251223-0102004

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. AP-25-11602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dylan W. Hamilton and Emily Thompson	**New Owner**	
(NAME)	(NAME)	172-03-0B-021.00-CO
725 E Woodlands Trl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Trevor D. Reese, Jr., Trustee of Trevor D Reese Jr. Revocable Living Trust dated September 1, 1994**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dylan W. Hamilton and Emily Thompson, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 21 on the Plan of The Woodlands, Phase 2 of record in Book 6900, Page 635, 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 Trevor D. Reese, Jr., An Unmarried Man by Warranty Deed from Felipe Santanna Dias and Renee Dias, husband and wife of record in Instrument No. 20200427-0043769 Register's Office for Davidson County, Tennessee, dated April 23, 2020 and recorded on April 27, 2020.

Being the same property conveyed to Trevor D. Reese, Jr., Trustee of The Trevor D. Reese, Jr. Revocable Living Trust dated September 1, 1994 by Quit Claim Deed from Trevor D. Reese, Jr., an unmarried man of record in Instrument No. 20200514-0050356 Register's Office for Davidson County, Tennessee, dated May 11, 2020 and recorded on May 14, 2020.

This is property more commonly known as 725 E Woodlands Trl, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 16th day of December, 2025.

Trevor D Reese Jr. Revocable Living Trust
dated September 1, 1994

By: _____
Trevor D. Reese, Jr., Trustee

STATE OF Missouri
COUNTY OF St. Louis

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Trevor D. Reese, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee of the Trevor D. Reese Jr. Revocable Living Trust U/A/D September 1, 1994, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand, at office, this 16th day of December, 2025.

_____
Notary Signature
My commission expires: 06-18-2027

JAMES B. GOULD
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 15388189
My Commission Expires Jun 18, 2027

Certificate of Authenticity

I, Alli Pinkston, 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 **December 16, 2025**.

Date

Alli P

Affiant Signature

12/21/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County