Karen Johnson Davidson County
Batch# 1377044 DEEDWARR
02/06/2026 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $799.18
20260206-0008815

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,995.80

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027 (AFFIX SEAL)

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

WG-VHB-25-1904-PH

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Prime Property Partners LLC	**Same as new owner**	
(NAME)	(NAME)	**072-12-0-246.00**
322 Karen Ave #1905		
(ADDRESS)	(ADDRESS)	
Las Vegas, NV 89109		
(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, **DANIEL REED, SUCCESSOR TRUSTEE OF THE BERTHA ELIZABETH REED TRUST DATED JULY 28, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRIME PROPERTY PARTNERS LLC,** 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:

The following real property in the County of Davidson, State of Tennessee:

Being Lot No. 323 on the plan of Burchwood Gardens, Section III, as of record in Book 2900, Page 116, Register's office for Davidson County, Tennessee.

Said Lot No. 323 fronts 77.2 feet on the Southerly side of Pinehurst Drive, and runs bank 152.16 feet on the Easterly line and 145.35 East on the Westerly line, to a dead line in the rear, which is a broken line, and measures 89.17 feet thereon.

Being the same property conveyed to **Bertha E. Reed, Trustee of the Bertha Elizabeth Reed Trust dated July 28, 2016**, by Trust Transfer Deed from **Bertha C. Reed, a widow**, of record in Instrument No. 20230321-0020288, Register's Office for Davidson County, Tennessee, dated July 28, 2016, and recorded on March 21, 2023.

Bertha E. Reed thereafter died on May 7, 2021. Daniel E. Reed is the duly named successor Trustee and sole beneficiary of the Bertha Elizabeth Reed Trust dated July 28, 2016.

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1904 Pinehurst Drive, Nashville, Tennessee 37216**.

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 30th DAY OF JANUARY, 2026.

Daniel Reed, Successor Trustee of The Bertha Elizabeth Reed Trust dated July 28, 2016

BY: Daniel E Reed
Daniel E. Reed

STATE OF New York

COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Reed, Successor Trustee of The Bertha Elizabeth Reed Trust dated July 28, 2016 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of January, 2026.

Notary Public

My Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

I, **Gabriel R. Lutz**, 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 **1/30/2026** (date of document).

Affiant Signature

Date **1/30/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **30** day of **January**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027