Karen Johnson Davidson County
Batch# 1387222 DEEDWARR
03/02/2026 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260302-0016356

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF February, 2026

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reach Developments	Merchants NE, LLC	
(NAME) 110 21st Ave S.	(NAME) 7400 East Crestline Cir. Ste. 250	03209011500
(ADDRESS) Nashville, TN 37203	(ADDRESS) Greenwood Village, CO 80111	
(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, Chauntia Elmore, Personal Representative of **The Estate of Reginald D. Elmore, Sr.** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reach Developments, LLC, a Tennessee limited liability company** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 176 on the Plan of QUAIL RIDGE SECTION FOUR of Record in Plat Book 7900, Page 161, 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 Reginald Dwight Elmore by Special Warranty Deed from State Farm Bank, FSB, of record in Instrument No. 20130408-0034487, in the Register's Office of Davidson County, Tennessee, dated March 22, 2013 and record on April 08, 2013. The said Reginald Dwight Elmore, Sr. died intestate on October 06, 2023 and Chauntia Elmore appointed as Personal Representative of the Estate of Reginald Dwight Elmore, Sr., See Probate Case Number 23P-2258, Davidson County Seventh Circuit Court, Tennessee. Affidavit of Heirship of record in 202603020016355, Davidson County Register of Deed's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4716 Indian Summer Dr. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 20th day of February, 2026.

The Estate of Reginald D. Elmore, Sr.

Personal Representative

Chauntia Elmore, Personal Representative

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Chauntia Elmore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Personal Representative of The Estate of Reginald D. Elmore, the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Personal Representative.

WITNESS my hand and official seal at office this 20th day of February, 2026.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/20/26 (date of document).

Affiant Signature

3/2/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

