Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Ronald Manning Reid and Jo Ann Reid Community Property Trust **422 Sunnyside Drive** **Nashville, TN 37205**	**116-11-38.00**	**SAME**

Karen Johnson
Batch # 1396395
03/24/2026 08:17:51 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260324-0023108

This instrument prepared by: Carter Shelton Jones, 2021 Richard Jones Road, Suite 240, Nashville, TN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Ronald M. Reid and wife, Jo A. Reid** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Ronald Manning Reid and Jo Ann Reid Community Property Trust** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **422 Sunnyside Drive, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 19th day of March, 2026.

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 19th day of March, 2026.

Ronald M. Reid

Ronald M. Reid

Jo A. Reid

Jo A. Reid

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald M. Reid and Jo A. Reid**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19th day of March, 2026.

Notary Public

My Commission Expires:
1/7/2030

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in the 7th Civil District of Davidson County, Tennessee, being the northerly 88 feet of Lot 6, all of Lot 7 and the southerly 12 feet of Lot 8, of Block E, on the Map of Honeywood Subdivision of the Malone Property, not of record, described as follows:

Beginning at a point in the east margin of Sunnyside Drive, 12 feet north of the northwest corner of Lot 5, and being the northwest corner of property heretofore conveyed to Bruce I. Crabtree and wife, by deed recorded in Book 1880, page 342, of the Register's Office of Davidson County, Tennessee, and running thence in a northerly direction with the east margin of Sunnyside Drive 200 feet to a point, 12 feet north of the southwest corner of Lot 8, and being the southwest corner of property heretofore conveyed to John F. House by deed of record in Book 2241, page 425, of said Register's Office; thence with House's southerly line 197 feet, more or less, to a stone wall, House's southeast corner; thence in a southerly direction with said stone wall 200 feet to a point, Crabtree's northeast corner; and thence, with Crabtree's north line, 196 feet, more or less, to the point of beginning.

BEING the same property conveyed to Ronald M. Reid and wife, Jo A. Reid, by deed of record in Book 9791, Page 777, in the Register's Office for Davidson County, Tennessee.