Karen Johnson Davidson County
Batch# 1401497 DEEDWARR
04/02/2026 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,181.15
20260402-0026853

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-928

JOHN PAUL SEGAL NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of April, 2026

Notary Public

Commission Expires: 5-20-28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patricia Ann Williams 2751 Rosedale Place Nashville, TN 37211	NEW OWNER	118-03-0-125.00

WARRANTY DEED

FOR AND IN 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,

Brandon Reese and Evelyn Mauldin Reese, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia Ann Williams, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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. 26 on the Plan of Phase Two, Rosedale Place of record in Plat Book 11190, Page 18, 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 Brandon James Reese, an unmarried man by Warranty Deed from Melanie G. Poythress, an unmarried woman of record in Instrument No. 20170216-0015888 Register's Office for Davidson County, Tennessee, dated February 15, 2017 and recorded on February 16, 2017.

Being the same property conveyed to Brandon Reese and Evelyn Mauldin Reese, married, as joint tenants with right of survivorship by Quitclaim Deed from Brandon Reese of record in Instrument No. 20200612-0060350 Register's Office for Davidson County, Tennessee, dated May 13, 2020 and recorded on June 12, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2751 Rosedale Place, Nashville, TN 37211

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 so 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.

Dated this the 31 day of March, 2026.

Brandon Reese

Evelyn Mauldin Reese

JOHN PAUL SEGAL NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ALABAMA
COUNTY OF MADISON

On this 31st day of March, 2026, before me personally appeared Brandon Reese and Evelyn Mauldin Reese, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2026.

Notary Signature
My commission expires: 6-20-28

JOHN PAUL SEGAL NOTARY PUBLIC ALABAMA STATE AT LARGE

Certificate of Authenticity

I, Lili Vaught, 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 April 2,2026.

Date

Lili Vaught

Affiant Signature

March 31,2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of March, 2026.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)