Name and Address of New Owner:
Latiyen Reed
3086 Penn Meade Way
Nashville, TN 37214

Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch # 1402090 DEEDWARR
04/06/2026 11:41:30 AM 2 pgs
Fees: $13.00 Taxes: $1,065.23
20260406-0027286

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 052-13-0B-174-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nashville Signature Homes LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Latiyen Reed, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 210, on the Plan of River Glen, Phase IV, Section 3, as of record as Instrument No. 20010330-0030661, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nashville Signature Homes, LLC, by Warranty Deed dated November 3, 2025 from Matthew Motsinger, single, recorded November 13, 2025 in Instrument No. 20251113-0090340 in the Register's Office.

Being the same property conveyed to Matthew Motsinger, by Warranty Deed dated April 20, 2015 from The Bank of New York Mellon, as Trustee for Structured Asset Mortgage Investments II Inc Mortgage Pass Through Certificates Series 2005-AR2, recorded May 15, 2015 in Instrument No. 20150515-0044855 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of March, 2026.

Nashville Signature Homes LLC, a Tennessee Limited Liability Company

By:_____(SEAL)
Ryan Newton, Member

By:_____(SEAL)
Carol Newton, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, of the state and county mentioned, personally appeared Ryan Newton, Member of Nashville Signature Homes LLC and Carol Newton, Member of Nashville Signature Homes LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Partnee and of Nashville Signature Homes LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Newton, Managing Partnee of Nashville Signature Homes LLC and Carol Newton of Nashville Signature Homes LLC as such Managing Partnee and , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Partnee and .

Witness my hand and seal, this 13th day of March, 2026.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $287,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
13th day of March, 2026.

_____
Notary Public
My commission expires: 8.1.28
File No. 2026-8785-MA

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER