Karen Johnson Davidson County
Batch# 1404321 DEEDWARR
04/10/2026 09:59:30 AM 4 pgs
Fees: $23.00 Taxes: $2,072.00
20260410-0029176

Prepared by and return to:
Nest Title & Escrow, LLC
1865 Ashland City Road, Suite A
Clarksville, TN 37043
File No. 2026-274

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater, for this transfer is **$560,000.00.**

Affiant

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me this 9th day of April, 2026.

Notary Public
My Commission Expires: Feb 13, 29

Address of New Owner:	Send Tax Bills to:	Tax Information:
David William Reiley and Mary Lovett Reiley, Trustees of the Reiley Family Trust dated October 8, 2024	New Owner	061-15-0-209.00
1313 Norval Ave. Nashville, TN 37216		

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, we

Paul T. Elam and Hannah B. Elam, husband and wife

hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto

David William Reiley and Mary Lovett Reiley, Trustees of Reiley Family Trust dated October 8, 2024

hereinafter called the GRANTEE(S), their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 and the East 20 feet of Lot No. 29 on the Plan of M. N. YOUNG'S INGLEWOOD ANNEX, A RESUBDIVISION OF LOTS 1-2-3 AND 4 of record in Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and part of said lot adjoin and front together 70 feet on the Northerly side of Norvel Avenue and run back 125 feet 5 inches on the West line and 124 feet on the East line to a dead line on which they measure 70 feet.

Being the same property conveyed to Paul T. Elam and Hannah B. Elam, husband and wife, by Warranty Deed from Daniel Gabriel and Erin Gabriel, husband and wife, of record in Instrument No. 20230803-0059935, in the Register's Office of Davidson County, Tennessee, dated July 28, 2023, and recorded on August 03, 2023.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property and the address of the herein described property is believed to be 1313 Norvel Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 3 day of April, 2026.

Paul T. Elam

STATE OF TENNESSEE :
COUNTY OF Davidson :

On this 3 day of April, 2026, before me personally appeared **Paul T. Elam**, 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 3 day of April, 2026.

Notary Signature
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hands this 9th day of April, 2026.

Hannah B. Elam

Hannah B. Elam

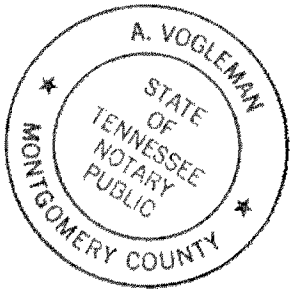
STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 9th day of April, 2026, before me personally appeared **Hannah B. Elam**, 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 9th day of April, 2026.

A. Vogleman

Notary Signature
My commission expires: Feb 13, 29



Tennessee Certification of Electronic Document

I, Amy Voglemann, 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 4/9/2026 (date of document).

A Voglemann
Affiant Signature

4/9/2026
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 9th day of April, 2026.

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Brittney Stewart
Notary's Signature

MY COMMISSION EXPIRES: January 23 2028

NOTARY'S SEAL