WARRANTY DEED

Karen Johnson Davidson County
Batch# 1406143 DEEDWARR
04/16/2026 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,364.30
20260416-0031215

SEAL
CASSIDY LEWALLEN
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,000.00.

Lindsey Keene
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: 6-3-29

File #26-TC-1602-B

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christian Edward Reeves and Jessica Newman Reeves	New owner	
(NAME)	(NAME)	**081 11 0 616.00**
1602B 12th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

N. LEE COOK, TRUSTEE OF THE N. LEE COOK TRUST OF 2018 DATED AUGUST 13, 2018,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CHRISTIAN EDWARD REEVES, AND JESSICA NEWMAN REEVES, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying in the 21st Councilmanic District of Nashville, Davidson County, Tennessee, and being the Northerly 25' of Lot 131 on the Map of DT MCGAVOCK AND OTHERS ADDITION of record in Plat Book 21, Page 41 and a portion of Map 81-11, Parcel 558, property of Harris Properties, LLC of record in Instrument No. 20201008-0117017;

Beginning at an iron pin new in the East right-of-way of 12th Ave. North, being the Southwest corner of the herein described tract and the Northwest corner of the Chapman Development, LLC property of record in Instrument No. 20160810-0083203; Thence with the North right-of-way of 12th Ave. N., N 33 deg. 45' 23" W, 25.00' to the old common lot line for lots 130 & 131 and a new severance line; Thence along said common lot line, N 56 deg. 12' 21" E, 154.00' to a point in the West right-of-way of Alley No. 539; Thence with said Alley 539, S 33 deg. 45' 23" E, 25.00' to an iron pin new and the Northwest corner of said Chapman property; Thence with Chapman's North line S 56 deg. 12' 21" W, 154.00 to the Point of Beginning and containing 3,850 square feet, or 0.089 acres, more or less.

Being the same property conveyed to N. Lee Cook, Trustee of The N. Lee Cook Trust of 2018 dated August 13, 2018, by Warranty Deed from Harris Properties LLC, of record in Instrument No. 20220315-0029758, in the Register's Office of Davidson County, Tennessee, dated March 11, 2022, and recorded on March 15, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DT MCGAVOCK AND OTHERS ADDITION, as recorded in Plat Book 21, Page(s) 41.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20210825-0114922.
* Easement recorded in Instrument No. 20220112-0003925.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1602B 12th Avenue North, Nashville, TN 37208**.

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/our hand(s) this the 15th day of April, 2026.

The N. Lee Cook Trust of 2018 dated August 13, 2018

By:_____
N. Lee Cook, Trustee

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~DAVIDSON~~ Middlesex

On this ~~15th~~ 14th day of April, 2026, before me personally appeared N. Lee Cook, Trustee of The N. Lee Cook Trust of 2018 dated August 13, 2018, 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 ~~15th~~ 14th day of April, 2026.

_____
Notary Signature
My commission expires: 7 April 2028

HEIDI MINOR
Notary Public
Commonwealth of Massachusetts
My Commission Expires April 07, 2028

I, Kirsten Virden, 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 4.14.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 4.14.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of April, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

