WARRANTY DEED

Karen Johnson Davidson County
Batch# 1407549 DEEDWARR
04/17/2026 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20260417-0031479

File No. PA-26-1755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 11/30/27

(AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Hallman	**New Owner**	
(NAME)	(NAME)	
349 Rayon Drive	**349 Rayon Dr**	044-05-0-084.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Old Hickory, TN 37138**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Dion Reeves and Stephanie Reeves, husband and wife, Sherry Reeves and Sherman Reeves, being one and the same person as Cledus Sherman Reeves, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Hallman, unmarried man** HEREINAFTER CALLED THE GRANTEE, 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, State of Tennessee, described as follows, to-wit:

Being Lot No. 118, on the map of Rayon City, of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 118, as shown on said plan, fronts 50 feet on the northwesterly side of Lindberg Avenue and runs back between parallel lines 150 feet to a ten foot reserve strip, on which it measures 50 feet thereon.

Being the same property conveyed to Dion Reeves and Stephanie Reeves, husband and wife, and Sherry Reeves and Sherman Reeves, wife and husband, joint tenants with right of survivorship by Warranty Deed from Susan Meece, Trustee, Susan Meece Revocable Living Trust Agreement dated March 10, 2008 of record in Instrument No. 20240320-0019198 Register's Office for Davidson County, Tennessee, dated March 19, 2024 and recorded on March 20, 2024.

This is property more commonly known as 349 Rayon Drive, Nashville, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 15th day of April, 2026.

Dion Reeves

Stephanie Reeves

Sherry Reeves

Sherman Reeves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2026, before me personally appeared Dion Reeves, Stephanie Reeves, Sherry Reeves and Sherman Reeves, 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 day of April, 2026.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Pam Autry, 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 **4/15/2026**.

Date

Affiant Signature

4/15/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **April**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)