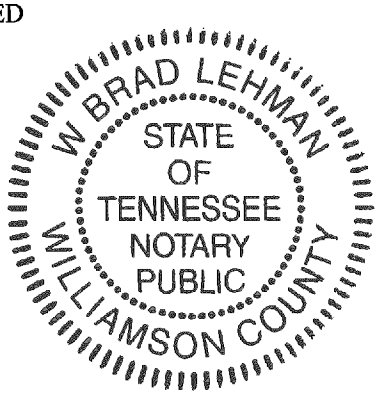
Karen Johnson Davidson County
Batch# 1409158 DEEDWARR
04/21/2026 01:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20260421-0032855

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Pamela L. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2026.

W. Brad Lehman
Notary Public

MY COMMISSION EXPIRES: 8/19/28
(AFFIX SEAL)

File No.: RES-26-2704

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sebastine Ikaehor Eraga and Hanna Samaya Eraga, Trustees of The Sebastine Eraga Family Trust, executed on February 23, 2022	New Owner	Property 1: 092-06-0-082.00 Property 2: 092-06-0-083.00
(NAME)	(NAME)	
2703 Morena Street Unit B Nashville, TN 37208		
(ADDRESS)	(ADDRESS)	

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, I/WE, **HEIRS AT LAW OF FRANK REEDUS, JR. BY AND THROUGH THEIR COURT APPOINTED AGENTS, FRANK REEDUS, III, ANTHONY F. SIMS, AND DUANNA CATO,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SEBASTINE IKAEHOR ERAGA AND HANNA SAMAYA ERAGA, TRUSTEES OF THE SEBASTINE ERAGA FAMILY TRUST, EXECUTED ON FEBRUARY 23, 2022,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

Legal:
Property 1:

Land in Davidson County, Tennessee, being Lot No. 275, Block 13, on the Map of Heffernan Place, as of record in Book 161, Page 138, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 275 fronts 50 feet on the north side of Morena Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frank Reedus Jr., by Warranty Deed from Mary E. Cathey, an unmarried woman, dated May 16, 1969 and recorded in Book 4333, Page 829, Register's Office of Davidson County, Tennessee.

Map/Parcel 092-06-0-082.00

Property 2:

Land in Davidson County, Tennessee, being Lot No. 274, Block 13, on the Map of Heffernan Place, as of record in Book 161, Page 138, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 274 fronts 50 feet on the northerly side of Morena Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frank Reedus Jr., by Warranty Deed from Modena O. Keith, a widow, dated January 10, 1981 and recorded in Book 5699, Page 85, Register's Office of Davidson County, Tennessee.

Frank Reedus, Jr. died intestate on November 13, 2006 leaving to his heirs at law Frank Reedus, III, Anthony Frank Sims, Angela Sims, Angel M. Sims-Wright, Candy Reedus, Princess L. Reedus, Carmen Moore-Minor, Duanna Moore Cato and Ronald Martin as listed in Probate docket No. 07P-80 in the Seventh Circuit Court for Davidson County, Tennessee and Affidavit of Heirship recorded in Instrument No. 20090929-0090386. Ronald Martin, heir of Frank Reedus, Jr., died intestate December 30, 2019 leaving his interest to his heirs at law Ronterese Wiseman, Jermaine Wiseman, Ronnetta Gause and Monique Sanders, as shown in Affidavits of Heirship in Instrument No. 20220527-0062093, Instrument No. 20220607-0064895 and Instrument No. 20220718-0082119, in said Registers office.

Map/Parcel 092-06-0-083.00

This property being sold subject to a Court Order filed March 20, 2026, under Docket No. 20-0139-IV, in the Chancery Court for Davidson County, Tennessee, attached as Exhibit A to this deed.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2704 Morena Street, Nashville, TN 37208 and 2706 Morena Street, Nashville, TN 37208
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 17th day of April, 2026

Heirs at Law of Frank Reedus, Jr. by and through their court appointed agents, Frank Reedus, III, Anthony F. Sims, and Duanna Cato

Frank Reedus, III

Anthony F. Sims

Duanna Cato

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2026, before me personally appeared Frank Reedus, III, Anthony F. Sims, and Duanna Cato the court appointed agents of the Heirs at Law of Frank Reedus, Jr., 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 17th day of April, 2026.

ADAM G. LAFFOON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Notary Signature
My commission expires:

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tameika Jones, 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 21st, 2026.

Tameika Jones
Custodian's Signature

04/21/2026
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of April, 2026.

Rosemary Holst
Notary Public

MY COMMISSION EXPIRES: 5/9/2026

