Karen Johnson Davidson County
Batch# 1409769 DEEDQC
04/22/2026 10:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260422-0033242

THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Kevin Michael Reed	SAME	159 00 0 134.00
5600 Granny White Pike		
Brentwood, TN 37027		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **JEFFREY COSTANTINE**, as Trustee of **THE KEVIN REED TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF WAYNE A. REED DATED OCTOBER 7, 2013**, do hereby convey to **KEVIN MICHAEL REED**, individually, all of such trust's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, in the 7th Civil District, and described according to a survey made by Hal R. Swann, Jr., dated January 23, 1969, as follows:

Beginning at a point in the center of Granny White Pike and Oman Memorial Drive; thence with the center line of Oman Memorial Drive, South 78° East 300 feet to a spike; thence leaving said Drive, South 9° 55' East 208.8 feet to an iron pin; thence South 78° West 300 feet to a spike in the center of Granny White Pike; thence with the center of said Pike, North 9° 55' West 208.8 feet to the point of beginning.

Being the same property conveyed to Wayne A. Reed and wife, Diana E. Reed, by Deed from Jack S. Dugger, Jr. and wife, Leydonna H. Dugger, of record in Book 6067, page 12, Register's Office for Davidson County, Tennessee. Diana E. Reed died on October 3, 2012. Because Wayne A. Reed and Diana E. Reed owned this property jointly as tenants by the entirety, upon the death of Diana E. Reed, Wayne A. Reed became the sole owner of this property.

As reflected in the Affidavit of Inheritance Regarding Property Located At 5600 Granny White Pike, of record in Instrument No. 20210310-0031167, Register's Office for Davidson County, Tennessee, and as corrected by Corrected Affidavit of Inheritance Regarding Property Located at 5600 Granny White Pike, of record in Instrument No. **20260421-0032861**, Register's Office for Davidson County, Tennessee, Wayne A. Reed died testate on September 17, 2020. Wayne A. Reed's Last Will and Testament dated October 7, 2013 (the "Will") was admitted to probate by the Probate Court for Davidson County, Tennessee on November 19, 2020 (Docket No. 20P-1773), and Jeffrey Constantine was appointed to serve as the Personal Representative of the Estate of Wayne A. Reed. Wayne A. Reed's Will bequeathed this property to the Kevin Reed Trust, a testamentary trust created under Wayne A. Reed's Will (the "Kevin Reed Trust"). Wayne A. Reed's Will appointed Jeffrey Costantine as the Trustee of the Kevin Reed Trust. The terms of the Kevin Reed Trust provide that, "Upon the date which is the fifth (5th) anniversary of the date of my death, the Trustee shall terminate KEVIN's trust and distribute the entire trust balance (income and principal) to KEVIN, outright and free of trust." As of the date of this Quitclaim Deed, it has been more than five (5) years since the death of Wayne A. Reed.

The purpose of this Quitclaim Deed is for Jeffrey Costantine, as Trustee of the Kevin Trust created under the Last Will and Testament of Wayne A. Reed dated October 7, 2013, to convey any and all interest that the Kevin Trust has in this property to Kevin Michael Reed, outright and free of trust.

Kevin Reed and Kevin Michael Reed are one and the same person.

This Property is located at 5600 Granny White Pike, Brentwood (Davidson County), Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this 21st day of April, 2026.

THE KEVIN REED TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF WAYNE A. REED DATED OCTOBER 7, 2013

By: Jeffrey D Costantine
JEFFREY COSTANTINE

Its: TRUSTEE

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY COSTANTINE**, as Trustee of the Kevin Reed Trust created under the Last Will and Testament of Wayne A. Reed dated October 7, 2013, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in his capacity as Trustee for said trust for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this 21st day of April, 2026.

Linda J. Williams
Notary Public

My Commission expires:

01/22/2030

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Jeffrey D Costantino
Affiant

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

Linda J. Williams
Notary Public

My Commission expires:

01/22/2030

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 21, 2026.

April 21, 2026
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Linda J Williams
Notary Public

My Commission expires:

01/22/2030

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030