Karen Johnson Davidson County
Batch# 1415743 DEEDWARR
05/05/2026 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20260505-0040375

Name and Address of New Owner:
EMH, LLC, a Tennessee Limited Liability Company
1804 Looking Glass Lane
Nolensville, TN 37135

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
1804 Looking Glass Lane
Nolensville, TN 37135

Map & Parcel(s):
148 15 0 084.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa M. Reid, unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **EMH, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEE, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit:
>
> BEING Lot No. 40, HAYWOOD HILLS, SECTION I, of record in Book 4460, page 156, Register's Office for said County.
>
> SAID Lot No. 40 fronts 36 feet on the Northeasterly margin of Danley Court and extends back 118.9 feet on the North-Westerly line, and 122.1 feet on the Southerly line, to a line on the rear, which is a broken line on which it measures 135.44 feet.
>
> Being the same property conveyed to Frederick L. Reid and wife, Lisa M. Reid, by Warranty Deed from Suzann Johnson Chambers Drake, of record in Book 10760, Page 466, in the Register's Office of Davidson County, Tennessee, dated January 9, 1998 and recorded on January 16, 1998. The said Frederick L. Reid died on July 09, 2024, leaving Lisa M. Reid as surviving tenant by the entirety.

This conveyance is 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 known as: 524 Danley Ct, Antioch, TN 37013

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, her heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, successors 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 hand this 4 day of May, 2026.

Lisa M. Reid

Lisa M. Reid

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 4 day of May, 2026, before me personally appeared Lisa M. Reid, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such persons' free act and deed.

Witness my hand, at office, this 4 day of May, 2026.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00.

Affiant Signature

Subscribed and sworn to before me, this the 5th day of May, 2026.

Notary Public
My Commission Expires: 1/24/28

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 May 4, 2026.

(AFFIANT) – Karen Suggs

05/04/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 4th day of May, 2026.

My commission expires: 1/24/28

Notary Public

