THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454002

Karen Johnson Davidson County
Batch # 1421999 DEEDWARR
05/19/2026 11:07:48 AM 2 pgs
Fees: $13.00 Taxes: $10,730.00
20260519-0044790

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,900,000.00.

Affiant

Subscribed and sworn to before me this 15th day of May, 2026.

Notary Public
My Commission Expires:

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alicia D. Coats 201 Haverford Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 129 04 0 048.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin P. Reese and Colleen Reese, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alicia D. Coats, married, as to a 50% interest, and Michael S. Gray, Trustee of the Alicia Dian Moore Irrevocable Trust dated August 19, 2011, as to a 50% interest**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Map of BRANSFORD REALTY COMPANY'S SUBDIVISION OF PART OF LOT NO. 10 WEST MEADE SUBDIVISION, as of record in Plat Book 547, Page 142, Register's Office for Davidson County, Tennessee, and described according to survey made by John Kohl & Co., P.C. dated September 2, 1994, as follows:

Beginning at the Southeasterly intersection of Haverford Drive and West Meade Drive; thence along the formerly Southerly margin of West Meade Drive, in a Easterly direction, 155.6 feet to an iron pin 50 feet West of the common corner of Lots Nos. 5 and 6 on said Plan; thence South 33 Degrees 35 Minutes West 89 feet to an iron pin; thence in a Westerly direction 153.1 feet to a point in the Easterly margin of Haverford Drive; thence along the Easterly margin of Haverford Drive in a Northerly direction 81 feet to the point of beginning.

Tract 2:

Land in Davidson County, Tennessee, being a certain portion of West Meade Drive between Haverford Avenue and Haverford Drive closed by the council of Metro Government of Nashville and Davidson County Ordinance No. 094-1021 in the Metropolitan Court Clerk's Office for Davidson County, Tennessee.

Said property consists of a portion of the Southerly half of the abandoned West Meade Drive and fronts 25 feet more or less on the Easterly margin of Haverford Avenue and extends back 156 feet more or less on its Northerly line and 155.6 feet more or less on its Southerly line to a rear line measuring 25 feet more or less.

Being the same property conveyed to Justin P. Reese and Colleen Reese, Husband and Wife, by Warranty Deed from JLBW Properties, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20181130-0116832, in the Register's Office of Davidson County, Tennessee, dated November 29, 2018, and recorded on November 30, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 THE BRANSFORD REALTY COMPANY'S SUBDIVISION OF A PART OF LOT NO 10 WEST MEADE SUBDIVISION, as recorded in Plat Book 547, Page(s) 142.

This is improved property located at 201 Haverford Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2026.

Justin P. Reese

Colleen Reese

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin P. Reese and Colleen Reese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2026.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027