Karen Johnson Davidson County
Batch# 1424746 DEEDWARR
05/22/2026 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,515.63
20260522-0047225

ADDRESS NEW OWNER AS:
Christopher Schuller and Sharla Schuller
2030 Graceland Dr.
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map/Parcel 007-15-0-049.00

THIS DEED OF CONVEYANCE, executed and delivered by **Alan W. Reed**, married, hereinafter called the Grantor, to **Christopher Schuller** and **Sharla Schuller**, husband and wife, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of **$679,900.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor, or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 120, Section Five, Grizzard Manor, as of record in Plat Book 4675, Page 163, Register's Office for Davidson County, Tennessee.

Said Lot No. 120 fronts 100 feet on the Northerly side of Graceland Drive and runs back between lines, 764.7 feet, more or less, on the Easterly line and 817.03 feet, more or less, on the Westerly line, which is a broken line, to a dead line in the rear, upon which it measures 130 feet, more or less.

RESTRICTIONS: The above-described property is subject to those restrictions appearing of record in Book 4875, page 228, Register's Office for Davidson County, Tennessee, and to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the plan of Section Five, Grizzard Manor, as of record in Plat Book 4675, Page 163, said Register's Office.

Being the same property conveyed to Alan W. Reed, an unmarried man by Warranty Deed from Loma Delores Scott, an unmarried woman, of record in Instrument No. 20231102-0086038 Register's Office for Davidson County, Tennessee, dated November 02, 2023 and recorded on November 02, 2023.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor or assigns.

The Grantor further covenants with the Grantees, survivor or assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Linda Sparr Reed, spouse of Alan W. Reed, joins in this conveyance for the sole purpose of conveying, without warranties of title, any right, title and interest she may have in and to the property described herein, marital or otherwise.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor have hereunto set signatures on the dates indicated in the notary acknowledgements below.

ALAN W. REED

LINDA SPARR REED

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alan W. Reed,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 22nd day of May, 2026.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires January 30, 2029

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda Sparr Reed,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 22nd day of May, 2026.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires January 30, 2029

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$679,900.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 22nd day of May, 2026.

My Commission Expires:_____ NOTARY PUBLIC/Register

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 07/20/2027

TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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 22, 2026 (date of document).

Patti Robitaille

Affiant Signature

Date: 05/22/2026

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 22nd day of May, 2026.

Notary Public

My Commission Expires: 9-18-28

CHANCE ALEXANDER SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY