Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1425372 DEEDWARR
05/27/2026 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20260527-0047955

39-B
File #26-1136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tyler Reeder and Stephanie Reeder, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew McTyre and Abigail Glenn, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Villages of Brentwood, Phase Two, of record in Plat Book 6250, page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being all that certain property conveyed from Ryan J. Hicks, unmarried to Tyler Reeder and Stephanie Reeder, husband and wife by the deed, dated August 24, 2018 and recorded August 28, 2018 in Instrument No. 20180828-0084945, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5037 English Village Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Matthew McTyre
Abigail Glenn
5037 English Village Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
Matthew McTyre
Abigail Glenn
5037 English Village Drive
Nashville, TN 37211

TAX MAP-PARCEL #:
161-10-0A-185.00

WITNESS THE EXECUTION HEREOF this 21st day of May, 2026.

Tyler Reeder **Stephanie Reeder**

State of Tennessee)
County of Davidson)

On this 21st day of May, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tyler Reeder and Stephanie Reeder, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of _____)
County of _____)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 425,000.00.**

SEE ATTACHED

Affiant

Sworn and subscribed before me on this the _____ day of May, 2026.

Notary Public

My Commission Expires: _____

WITNESS THE EXECUTION HEREOF this 21st day of May, 2026.

Tyler Reeder

Stephanie Reeder

State of Tennessee)
County of Davidson)

On this 21st day of May, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tyler Reeder and Stephanie Reeder, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

State of Tennessee **)**
County of Davidson **)**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 425,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of May, 2026.

Notary Public

My Commission Expires: 08/01/2028

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Patricia Bleys, 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 21st, 2026** (date of document).

Affiant Signature

May 27, 2026
Date

State of Tx

County of Denton

Sworn to and subscribed before me this **27** day of **May**, 20**26**.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

JENNIFER GRESSETT
Notary ID #130644748
My Commission Expires
December 23, 2028