Karen Johnson Davidson County
Batch# 1426455 DEEDWARR
05/28/2026 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260528-0048492

WARRANTY DEED

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. AR-26-2476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 07/03/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miles Oakley and Bethany Reeves	Same As New Owner	
(NAME) 1902 Elanor Drive	(NAME)	107-05-0-180.00
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Vanessa J. Bembry, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miles Oakley and Bethany Reeves, Husband and Wife, Tenants by the Entirety,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 183 on the plan of Bel-Air, Section Two, of record in Plat Book 2900, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Tina Bembry, unmarried woman by Warranty Deed from Ahmed A. Safeeullah, unmarried of record in Instrument No. 20170818-0084851 Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on August 18, 2017.

Being the same property conveyed to Vanessa J. Bembry by Warranty Deed from Tina Bembry of record in Instrument No. 20231009-0079116 Register's Office for Davidson County, Tennessee, dated October 05, 2023 and recorded on October 09, 2023 and Scriveners Affidavit recorded on October 19, 2023 and Instrument No. 20231019-0081854 .

This is property more commonly known as 1902 Elanor Drive, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand this 27th day of May, 2026.

Vanessa J. Bembry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2026, before me personally appeared Vanessa J. Bembry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of May, 2026.

Notary Signature
My commission expires: 07/03/2028

LUKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Christian Reynolds, 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 28, 2026**.

Date

Affiant Signature

May 28, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **28** day of **May**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)