ADDRESS NEW OWNER AS:
Nicholas Watson
2442 Broadview Drive
Nashville, TN 37217

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

SEND TAX BILLS TO:
Loan Simple, Inc.
9800 Mt. Pyramid Ct. #400, Office 100
Englewood, CO 80112

Karen Johnson Davidson County
Batch# 1427923 DEEDWARR
06/04/2026 11:17:30 AM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20260604-0050504

Map/Parcel 149-03-0-011.00

THIS DEED OF CONVEYANCE, executed and delivered by **Susan Danette Waughn**, (by and through her duly appointed Attorney-In-Fact, **Michael Roy Reeves**, by Limited Power of Attorney recorded at Record Book 202606040050502, page _____, Register's Office for Robertson County, Tennessee), **Lydie Marvin Reeves,** (by and through his duly appointed Attorney-In-Fact, **Michael Roy Reeves**, by Limited Power of Attorney recorded at Record Book 202606040050503, page _____, Register's Office for Robertson County, Tennessee) and **Michael Roy Reeves,** hereinafter called the Grantors, to **Nicholas Watson**, a single man, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of **$375,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs 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. 418 on the Plan of Edge-O-Lake Estates, Section 6, which is of record in Book 3700, Page 16, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

RESTRICTIONS: The above-described property is subject to those restrictions appearing of record in Book 3908, page 161, 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 Edge-O-Lake Estates, Section 6, which is of record in Book 3700, Page 16, said Register's Office.

Being the same property conveyed to Johnny J. Reeves et ux Grace M. Reeves by Warranty Deed from Lester Ellsworth Blackwell et ux Reba Jones Blackwell of record in Book 5163, Page 817, Register's Office for Davidson County, Tennessee, dated June 23, 1977 and recorded on June 27, 1977. Johnny J. Reeves aka Johnny Joe Reeves died on November 22, 2012, vesting Grace M. Reeves as surviving tenant. Said Grace M. Reeves aka Grace Marie Reeves died on March 06, 2026. By the terms of her Last Will and Testament of record as Case No. 26P435, in the Circuit Court of Davidson County, Tennessee, Probate Division, she devised her real estate to her children, Susan Danette Waughn, Lydie Marvin Reeves and Michael Roy Reeves, in equal shares.

The property conveyed herein is not the marital residence of any of the Grantors.

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

The Grantors further covenant with the Grantee, heirs or assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Michael Roy Reeves also executes this deed in his capacity of Executor of the Estate of Grace Marie Reeves in order to convey, without warranties of title, any right, title and interest the estate may have in the real estate, especially the right to subject the property to payments of debts and expenses thereof.

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

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

THE ESTATE OF GRACE MARIE REEVES

BY: _____
MICHAEL ROY REEVES, EXECUTOR

_____
SUSAN DANETTE WAUGHN

By: _____
Michael Roy Reeves, Attorney in Fact

_____
LYDIE MARVIN REEVES

By: _____
Michael Roy Reeves, Attorney in Fact

_____
MICHAEL ROY REEVES

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Roy Reeves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he is the Attorney-in-Fact for **Susan Danette Waughn**, and that he executed this document on his behalf as authorized by him, for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 29th day of May, 2026.

My Commission Expires:_____

_____
NOTARY PUBLIC

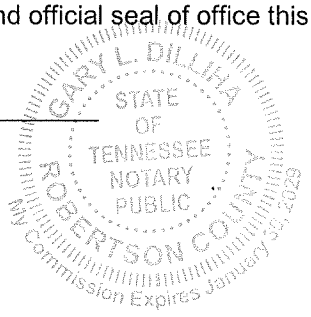
GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires January 28, 2028

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Roy Reeves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he is the Attorney-in-Fact for **Lydie Marvin Reeves**, and that he executed this document on his behalf as authorized by him, for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 29th day of May, 2026.

My Commission Expires:_____ NOTARY PUBLIC

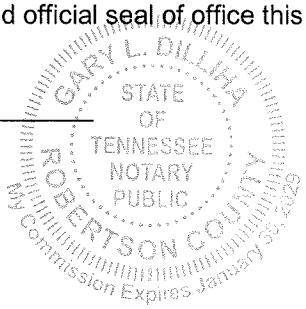


STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Marvin Reeves**, 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 29th day of May, 2026.

My Commission Expires:_____ NOTARY PUBLIC

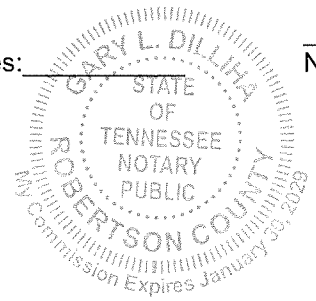


STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Roy Reeves** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he is the properly appointed Executor of the Estate of Grace Marie Reeves, and that he executed the foregoing instrument as such Executor on behalf of said estate for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 29th day of May, 2026.

My Commission Expires:_____ NOTARY PUBLIC



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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 **$375,000.00** 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 29th day of May, 2026.

My Commission Expires:_____

CHERI N. HEAD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires April 22, 2029

NOTARY PUBLIC/Register

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 05/29/2026 (date of document).

Affiant Signature

05/29/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 29th day of May, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29