Karen Johnson Davidson County
Batch# 1437579 DEEDWARR
06/24/2026 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20260624-0056967

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $479,900.00.

Affiant

Subscribed and sworn before me this the 22nd day of June, 2026.

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Corey Reeder	FirstBank	172-12-0A 145.00
232 Burgandy Hill Road	722 Columbia Avenue	
Nashville, TN 37211	Franklin, TN 37064	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TENNESSEE PROPERTY GROUP, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to COREY JAMES REEDER AND ANNA REEDER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Section Nine, Bradford Hills, of record in Boundary Plat of record in Book 7900, Page 6 and Section Nine Plat of record in Book 7900, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tennessee Property Group, LLC by Warranty Deed from Joan F. Johnson, unmarried, dated 6/28/2016 and recorded 7/1/2016 in Instrument No. 20160701-0067464, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 232 Burgandy Hill Road, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of **June, 2026.**

Tennessee Property Group, LLC

Sole Member:
Dubey Trust, Created on August 18, 2014

BY: Sanjay S. Dubey
Signed with Stavvy
Sanjay S Dubey, Trustee

BY: Divya Dubey
Signed with Stavvy
Divya Dubey, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me by Remote online Notarization, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Divya Dubey and Sanjay S Dubey**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the Trustee of the within named bargainor, Dubey Trust, Created on August 18, 2014, Sole member of Tennessee Property Group, LLC, and that they, as such Trustee of the Dubey Trust, Created on August 18, 2014, Sole member of Tennessee Property Group, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the Tennessee Property Group, LLC by the said Trustee of the Dubey Trust, Created on August 18, 2014 as such Sole Member.

Witness my hand and official seal this 22nd day of June, 2026.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy
Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 06/22/2026 (date of document).

Affiant Signature

06/23/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

