398

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1437713 DEEDWARR
06/24/2026 03:52:04 PM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20260624-0057170

File #26-DW-0922-O

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 7/14/2028

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC LYDIA H WEAVER

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
John Braxtol Myers and Cristiana I. Cooper	Orion Federal Credit Union	
(NAME)	(NAME)	
922 Fatherland Street	400 Monroe Ave	**082 16 0 270.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

FRANKLIN LOGAN REED, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHN BRAXTOL MYERS, UNMARRIED* AND CRISTIANA I. COOPER, UNMARRIED*, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,
*man *woman

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee and Being Lot No. 111 on the BARROWS ADDITION TO EDGEFIELD, now East Nashville, of record in Plat Book 1, Page 13, Davidson County Chancery Court at Nashville, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 111 fronts 50 feet on the Southerly side of Fatherland Street and runs back between parallel lines 195 feet to an alley.

Being the same property conveyed to Franklin Logan Reed, by Warranty Deed from Gregory M. Reed and Catherine E. Reed, of record in Instrument No. 20200924-0110010, in the Register's Office of Davidson County, Tennessee, dated September 18, 2020, and recorded on September 24, 2020.

Being the same property conveyed to Gregory M. Reed and Catherine E. Reed, husband and wife, by Warranty Deed from Bertha Louise Wilson, a/k/a Bertha S. Wilson, a/k/a Bertha L. Wilson, unmarried, of record in Instrument No. 20170811-0082548, in the Register's Office of Davidson County, Tennessee, dated August 11, 2017, and recorded on August 11, 2017.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARROWS ADDITION TO EDGEFIELD, as recorded in Plat Book 1, Page(s) 13.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20191122-0120958.
* Agreement for Dedication of Public Right of way as set forth in instrument recorded in Instrument No. 20171228-0131937.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***FRANKLIN LOGAN REED****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 20260624-0057168 *Register's Office for* ***Davidson*** *County, Tennessee.*

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***KELLY KING REED****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 20260624-0057169 *Register's Office for* ***Davidson*** *County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **922 Fatherland Street, Nashville, TN 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 18th day of June, 2026.

Franklin Logan Reed By Loy Carney, Attorney in Fact
Franklin Logan Reed by Loy Carney, his Attorney-in-Fact

Kelly King Reed By Loy Carney, Attorney in Fact
Kelly King Reed by Loy Carney, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **FRANKLIN LOGAN REED**, and who acknowledged he/she/they executed the same as the free act and deed of the said **FRANKLIN LOGAN REED.**

Witness my hand and official seal this **18th** day of **June, 2026**.

S. Denise Woods
Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **KELLY KING REED**, and who acknowledged he/she/they executed the same as the free act and deed of the said **KELLY KING REED.**

Witness my hand and official seal this **18th** day of **June, 2026.**

S. Denise Woods
Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028