398

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00_.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2026.

Notary Public

COMMISSION EXPIRES: 1-22-30

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson
Batch # 1442395
07/06/2026 11:44:12 AM
Fees: $13.00 Taxes: $1,480.00

Davidson County
DEEDWARR
2 pgs

20260706-0060373

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob Arthur Nicole Peltier	NEW OWNER	091-06-0-075
(NAME)	(NAME)	
5811 B Morrow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, Theresa C. Reeder, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob Arthur and Nicole Peltier, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 the northwesterly 75 feet of the northerly 200 feet, of a tract of land conveyed to Auther N. Fagg and wife, as of record in Book 1315, page 375, and described as follows:

BEGINNING at a point in the southwesterly margin of Morrow Road, 240 feet, more or less, northwesterly from the intersection of 59th Avenue, North and Morrow Road; thence along the margin of said Road, north- westerly 75 feet to a point; thence leaving said Road southwesterly 200 feet to a point; thence with a line parallel to Morrow Road, southeasterly 75 feet to a point; thence northeasterly 200 feet to the point of beginning.

Being the same property conveyed to Galen Lee Reeder and wife, Theresa C. Reeder by Warranty Deed from Joe S. Hunt, Jr., and Barbara S. Hunt, of record in Book 6345, Page 615, dated July 17, 1984, recorded July 25, 1984, Register's Office Davidson County, Tennessee. Galen Lee Reeder and Theresa Cathleen Reeder, having since divorced by Final Decree of Divorce Docket No: 98D3644, of record in The Second Circuit Court for Davidson County, Tennessee and of record in Instrument No. 20260410-0029283, Register's Office Davidson County, Tennessee. Theresa Cathleen Reeder, also known as Theresa C. Reeder.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5813 Morrow Road (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (Postal Zip)

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 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, successors 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 our hands this 2nd day of July, 2026.

Theresa C Reeder

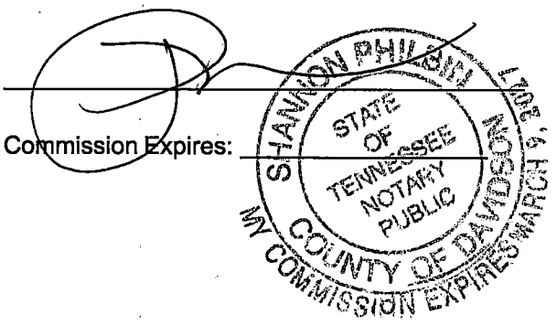
Theresa C. Reeder

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Theresa C. Reeder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 2nd day of July, 2026.



Commission Expires: _____