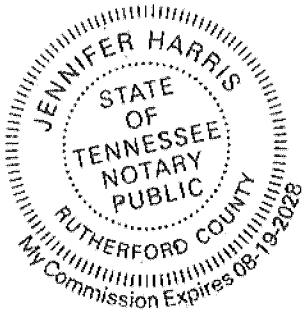
Karen Johnson Davidson County
Batch# 1447801 DEEDWARR
07/16/2026 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $10,915.00
20260716-0064219



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,950,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of July, 2026

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Cory M. Reno and Sarah M. Ramsey	NEW OWNER	130-04-0-095.00
4220 Wallace Lane		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Gregory Cyr and Tahra Cyr, Co-Trustees of The Cyr Joint Revocable Trust created April 5, 2019

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cory M. Reno, and Sarah M. Ramsey, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 37 on the Plan of Sneed Estates of record in Plat Book 2133, Page(s) 10 and 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 133.4 feet on the Easterly margin of Wallace Lane and extends back 304.3 feet on the Northerly line and 304.3 feet on the Southerly line to a dead line in the rear, measuring 134.0 feet thereon.

Being the same property conveyed to Gregory Gilbert Cyr and wife Tahra Cyr by Warranty Deed from John T. Gray and wife, Hollie M. Gray of record in Instrument No. 20150625-0061303 Register's Office for Davidson County, Tennessee, dated June 23, 2015 and recorded on June 25, 2015.

Being the same property conveyed to Gregory Cyr and Tahra Cyr, Co-Trustees of the Cyr Joint Revocable Trust, created April 5, 2019 by Quitclaim Deed from Gregory Cyr & Tahra Cyr of record in Instrument No. 20191211-0127576 Register's Office for Davidson County, Tennessee, dated December 09, 2019 and recorded on December 11, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 2133, Pages 10 and 11, as amended in Book 4356, Page 296, Book 4705, Page 508, and Book 5817, Page 771; Restrictive Covenants of record

in Book 2092, Page 410, as amended in Book 2097, Page 93, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4220 Wallace Lane, Nashville, TN 37215

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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(s) this 18th day of June, 2026

The Cyr Joint Revocable Trust created April 5, 2019

By:_____
Gregory Cyr, Co-Trustee

Witness my/our hand(s) this 13th day of July, 2026

By:_____
Tahra Cyr, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2026, before me personally appeared Gregory Cyr, Co-Trustee of The Cyr Joint Revocable Trust, 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 18th day of June, 2026.

_____
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of July, 2026, before me personally appeared Tahra Cyr, Co-Trustee of The Cyr Joint Revocable Trust, 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 13th day of July, 2026.

_____
Notary Signature
My commission expires:

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-17-2028

in Book 2092, Page 410, as amended in Book 2097, Page 93, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4220 Wallace Lane, Nashville, TN 37215

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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(s) this 18th day of June, 2026

The Cyr Joint Revocable Trust created April 5, 2019

By:_____
Gregory Cyr, Co-Trustee

Witness my/our hand(s) this _____ day of July, 2026

By:_____
Tahra Cyr, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2026, before me personally appeared Gregory Cyr, Co-Trustee of The Cyr Joint Revocable Trust, 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 18th day of June, 2026.

_____
Notary Signature
My commission expires:

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of July, 2026, before me personally appeared Tahra Cyr, Co-Trustee of The Cyr Joint Revocable Trust, 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 _____ day of July, 2026.

_____
Notary Signature
My commission expires:

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 7.13.26 (date of document).

Affiant Signature

7.13.26

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13th day of July, 2026.

Notary's Signature

My Commission Expires: 10/21/2028

