Prepared By:
Julia Lynn Reed
12490 W. Wild Thistle Drive
Star, ID 83669

Karen Johnson Davidson County
Batch # 1449180 DEEDWARR
07/20/2026 11:17:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260720-0065320

Send tax bill to:
Julia Lynn Reed and James Scott Reed
12490 W. Wild Thistle Drive
Star, ID 83669

WARRANTY DEED

Davidson County, Tennessee

THIS INDENTURE, made this 14th day of July, 2026, by and between:

JAMES SCOTT REED and JULIA LYNN REED, Grantors, whose address is **12490 West Wild Thistle Drive, Star, Idaho 83669,**

and

JULIA LYNN REED and JAMES SCOTT REED, as Trustees of the "Julia Lynn Reed and James Scott Reed Revocable Living Trust dated September 6, 2025," Grantees, whose address is **12490 West Wild Thistle Drive, Star, Idaho 83669.**

WITNESSETH:

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors have **granted, bargained, sold, and conveyed**, and do hereby **grant, bargain, sell, and convey** unto the Grantees, their successors in trust, the following described real estate located in **Davidson County, Tennessee**:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being **Lot No. 196 and Block 2** on the Plan **F.O. Beazley's McFerrin Addition to East Nashville**, of record in **Plat Book 57, Page 136**, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Property Address: 722 Myrtle Street, Nashville, TN 37206

Map / Parcel number: 082-08-0-189.00

Derivation Clause: This is the same property conveyed to the Grantors by deed recorded as Instrument No. 20170309-0023308, in the Register's Office for Davidson County, Tennessee.

Together with all the rights, easements, appurtenances, and hereditaments thereunto belonging.

The Grantors **covenant** that they are lawfully seized and possessed of said real estate; that it is unencumbered except as noted of record; and that they will **warrant and forever defend** the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the day and year first above written.

James Scott Reed

James Scott Reed, Grantor

Julia Lynn Reed

Julia Lynn Reed, Grantor

NOTARY ACKNOWLEDGMENT

Before me, the undersigned Notary Public, personally appeared **James Scott Reed and Julia Lynn Reed**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of July, 2026.

Notary Public My Commission Expires: 05/01/2031

RYAN M MOSSEL
NOTARY PUBLIC • STATE OF IDAHO
COMMISSION NO. 20251793
COMM. EXP. 05/01/2031