Karen Johnson Davidson County
Batch# 1452534 DEEDWARR
07/29/2026 01:18:30 PM 4 pgs
Fees: $23.00 Taxes: $4,532.50
20260729-0069836

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. AP-26-3249

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reid Matthew Zeising		
(NAME) 1303 Eastland Avenue	(NAME)	083-05-0-273.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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/we, **Gregory Everett and Katherine Holly Everett, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reid Matthew Zeising, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Westerly 35.0 feet of Lot No. 29 and the Easterly 40.0 feet of Lot 28 on the Plan of Edgewood E.T. Brown's Subdivision of The Bransford Place of record in Plat Book 332, Page 73, 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 Parts of Lots 28 and 29 adjoin each other and front together 75.0 feet on the North side of Eastland Avenue and extend back Northerly between parallel lines, 160.0 feet, more or less, to an alley.

Being the same property conveyed to Gregory Everett and Katherine Holly Everett, husband and wife by Warranty Deed from Carrie Kathleen Crowell and Daniel Carlyle Knobler, wife and husband of record in Instrument No. 20171228-0131775 Register's Office for Davidson County, Tennessee, dated December 20, 2017 and recorded on December 28, 2017.

This is property more commonly known as 1303 Eastland Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 28th day of July, 2026.

Gregory Everett

Gregory Everett

STATE OF Tennessee
COUNTY OF Davidson

On this 28th day of July, 2026, before me personally appeared Gregory Everett 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 28th day of July, 2026.

Michael Cruger

Notary Signature
My commission expires: 01/24/2029

MICHAEL CRUGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Online Notary Public
My Commission Expires:
Jan 24, 2029

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Katherine Holly Everett

STATE OF Idaho
COUNTY OF Ada

On this 21 day of July, 2026, before me personally appeared Katherine Holly Everett, 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 21 day of July, 2026.

Notary Signature
My commission expires: 10/15/30

DANNY BELDEN
Notary Public - State of Idaho
Commission Number 37556
My Commission Expires Oct 15, 2030

Certificate of Authenticity

I, Alli Pinkston, 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 **July 28, 2026**.

Date

Alli P

Affiant Signature

7/29/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29** day of _____, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County