Karen Johnson Davidson County
Batch# 1471692 DEEDWARR
09/10/2026 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20260910-0084296

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $2,500,000.00

Affiant

Subscribed and sworn before me this the 8th day of September, 2026.

Notary Public
My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Please Return to:

Magnolia Title & Escrow
1526 Hunt Club Blvd, Unit 510
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Steve Reigle 1107 Lipscomb Dr. Nashville, TN 37204	New Owner **1107 Lipscomb Dr** **Nashville, TN 37204**	131-12-0 022.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 1107 LIPSCOMB, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEVEN REIGLE, A MARRIED PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, on the Map of Lea Gran Estates, as of record in Book 2083, Page 88, Register's Office of Davidson County, Tennessee, as follows:

Beginning at a point in the Southeasterly margin of Lipscomb Drive, at the common corner of Lots 19 and 20; thence with the line between said lots, Southeasterly 233 feet to a point; thence Westerly 179.2 feet to a concrete monument; thence Southerly 10.5 feet to a corner of Lots 20 and 21; thence with the line between said lots, Northwesterly 117.2 feet to the margin of Lipscomb Drive; thence with the margin of the same, Northeasterly 85 feet to the point of beginning.

Being the same property conveyed to 1107 Lipscomb, LLC by Warranty Deed from Bradley J. Bars of record in Instrument No. 20241030-0083634 Register's Office for Davidson County, Tennessee, dated October 25, 2024 and recorded on October 30, 2024.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1107 Lipscomb Dr., Nashville, TN 37204.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of September, 2026.

1107 Lipscomb, LLC

BY: _____
Trevor J. Garrett, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trevor J. Garrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the manager of the within named bargainor, a LLC, and that he, as such manager, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Trevor J. Garrett as such Manager.

Witness my hand and official seal this 8th day of September, 2026.

My commission expires: 5/21/2030

_____
Notary Public



Certificate of Authenticity

I, Pam Autry, 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 9/8/2026.

Date

Affiant Signature

9/8/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of September, 20____.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)