39B

Karen Johnson
Batch # 1476738
09/23/2026 02:47:07 PM
Fees: $13.00 Taxes: $1,424.50

Davidson County
DEEDWARR
2 pgs

20260923-0088373

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/30

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMS COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CATHRYN BUSH AND MICHAEL ODOM	Old National Bank	
605 Frankfort Drive (ADDRESS)	One Main Street (NAME) (ADDRESS)	075-04-0-102.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Evansville, IN 47708 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dorothy Barrett Brown, Executrix of the Estate Joan Reeves, deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CATHRYN BUSH, A SINGLE PERSON, AND MICHAEL ODOM, A SINGLE PERSON, AS JOINT TENANCY WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their heirs and assigns, that 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. 336 on the Plan of Tulip Grove Subdivision, Section 5 of record in Plat Book 4175, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joan Reeves by Warranty Deed from David H. Outlaw and wife, Carol J. Outlaw of record in Book 5901, Page 175, Register's Office for Davidson County, Tennessee, dated June 14, 1982 and recorded on June 21, 1982.

Being the same property conveyed to Joan Reeves, and Judith P. Harrison, as tenants in common with rights of survivorship by Quitclaim Deed from Joan Reeves, unmarried of record in Instrument No. 20091015-0095336 Register's Office for Davidson County, Tennessee, dated October 13, 2009 and recorded on October 15, 2009.

The said person Judith P. Harrison since died on January 16, 2024.

Affidavit of Survivorship is recorded in Instrument No. 20250914-0076314.

The said Joan Reeves died on on March 1, 2026 . Her Last Will and Testament was admitted to Davidson County Probate Case No. 26P-488 and Dorothy Barrett Brown was appointed at Executrix.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property; known as 605 Frankfort Drive, Hermitage, TN 37076
(House Number) (Street) (P.O.Address) (City or Town) (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 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(s) this 22nd day of September, 2026.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 22nd day of September, 2026.

Estate of Joan Reeves, Deceased

BY: Dorothy Barrett Brown
Dorothy Barrett Brown, Executrix

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dorothy Barrett Brown, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained. Dorothy Barrett Brown and who further acknowledged that he or she is the Executrix of the Estate of Joan Reeves, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this the 22nd day of September, 2026.

Notary Public

My Commission Expires: 8/12/2030

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072