WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

W-RR-26-2661-1

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Adly	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
5600 Glenalden Dr.		**060-13-0-107.00**
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIAN REED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL ADLY, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 96 on the Plan of Trinity Hills Village, Section One, Second Addition of record in Plat Book 4175, Page 79, 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. 96 fronts 55.0 feet on the Northerly margin of Combs Drive and extends back 130.4 feet on the easterly line and 133.0 feet on the westerly line to a dead line in the rear measuring 45.1 feet thereon.

Being the same property conveyed to Marian Reed and Richard Reed by Warranty Deed from Ronald L. Lipscomb of record in Instrument No. 20051128-0142832 Register's Office for Davidson County, Tennessee, dated November 22, 2005 and recorded on November 28, 2005. The said Richard Reed having died on March 31, 2025, leaving Marian Reed as sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2026 and subseequent years.
- All matters shown on the Plan of record in Plat Book 4175, Page 79, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4326, Page 653, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2661 Combs Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch # 1478637 **DEEDWARR**
09/29/2026 10:09 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20260929-0089978

Witness my/our hand(s) this the 24th DAY OF SEPTEMBER, 2026.

Marian Reed

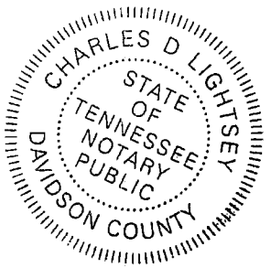
Marian Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIAN REED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of September, 2026.

Notary Public
My Commission Expires: 01/22/2030
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212