Karen Johnson Davidson County
Batch# 628157 DEEDWARR
05/04/2021 08:36:30 AM 16 pgs
Fees: $83.00 Taxes: $374.44
20210504-0059373

JEROME PATRICK REAGAN, ET AL

TO: *WARRANTY DEED*

GEORGE SMILEY

THIS WARRANTY DEED OF REALTY, executed as of the 30th day of April, 2021, by Grantors **JEROME PATRICK REAGAN, JOYCE SCHINI, GLORIA DENSMORE, JERRY COLESON, APRIL GANNETT-LEEMING, ASHLEY D. COLESON, ALTON DOUGLAS COLESON, III, MANFRED DANZIGER, JR, MICHEAL DANZIGER, BARBARA DANZIGER OAKLEY, RICHARD E. DANZIGER, by and through his Court Appointed Guardian BARBARA DANZIGER OAKLEY, ERIC COLESON, and JAMIE CELESTE COLESON** to Grantee, **GEORGE SMILEY, a married person**, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever in fee simple, certain realty situated in the Seventh (7th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Being Lot No, 1 on the Plan of Montague Subdivision, Resubdivision of part of Lot 10 of record in Book 4885, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.
>
> Being the same property conveyed to Joe Reagan, unmarried from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., by Special Warranty Deed dated December 10, 2009, recorded December 14, 2009 at 10:17 A.M., and appearing of record in Instrument 20091214-0113596, Register's Office for Davidson County, Tennessee.
>
> The said Joe Reagan, and resident of Davidson County, Tennessee and being the same person as Joseph William Reagan, died intestate on August 1, 2020. At death, the said Joseph William Reagan was a widower and left no surviving issue, born naturally to or adopted, by him. Further, the herein Joseph William Reagan was preceded in death, by his father, John J. Reagan, mother, Elizabeth M. Reagan brothers, Alton Douglas Coleson, II, John Henry Reagan, and James Charles Forman Coleson, and sister, Fern Elizabeth Coleson-Foster.
>
> The said Alton Douglas Coleson, II died May 19, 2007, leaving his children April Gannett-Leeming, Alton Douglas Coleson, III, and Ashley D. Coleson, as his sole surviving issue.
>
> The said John Henry Reagan died March 3, 1978, leaving no surviving issue, born naturally to, or adopted, by him.
>
> The said James Charles Forman Coleson died April 3, 2012, leaving his children, Eric Coleson and Jamie Celeste Coleson, as his sole surviving issue.

The said Fern Elizabeth Coleson-Foster died December 28, 2000, leaving her children, Manfred Danziger, Jr., Micheal Danziger, Barbara Danziger Oakley, and Richard E. Danziger, as her sole surviving issue.

At death, the surviving heirs at law and next of kin to the above Joseph William Reagan are his brothers, Jerome Patrick Reagan and Jerry Coleson, sisters, Joyce Schini and Gloria Densmore, and his nieces and nephews, April Gannett-Leeming, Ashley D. Coleson, Alton Douglas Coleson, III, Manfred Danziger, Jr, Micheal Danziger, Barbara Danziger Oakley, Richard E. Danziger, Eric Coleson, and Jamie Celeste Coleson. The Estate of Joseph William Reagan was opened for administration in The Probate Court for Davidson County, Tennessee on December 9, 2020, Estate Number: 20P1959, with Jerome Patrick Reagan being the appointed Administrator for said Estate with letters of administration granted.

The said Richard E. Danziger, a resident of Travis County, Texas, has been determined to be incapacitated and is under a court appointed guardianship that was filed of record in the Probate Court No. 1 of Travis County Texas; Cause No: C-1-PB-01-075107. An Order Granting Motion to Consent to Real Property Sale in Tennessee Probate Matter was entered on March 6, 2021 that determined the herein conveyance to be in the best interest of Richard E. Danziger. Further, it was ordered that the herein Barbara Danziger Oakley, as the appointed Guardian, be vested with the authority to transfer, sell, and convey all the herein inherited interest held by Richard E. Danziger in the above property to Grantee. Said Order appears of record in Instrument Number: ___202105040059371__, Register's Office for Davidson County, Tennessee.

The said Jerome Patrick Reagan, Joyce Schini, Gloria Densmore, Jerry Coleson, April Gannett-Leeming, Ashley D. Coleson, Alton Douglas Coleson, III, Manfred Danziger, Jr, Micheal Danziger, Barbara Danziger Oakley, Richard E. Danziger, Eric Coleson, and Jamie Celeste Coleson acquired the aforesaid property, at death, by operation of law from Joseph William Reagan, deceased. Further, said property is not the marital residence of the Grantors. Reference is made to the Affidavit of Heirship appearing of record in Instrument Number: __202105040059372__, Register's Office for Davidson County, Tennessee.

Jerome Patrick Reagan, as Administrator of the Estate of Joseph William Reagan, joins in this conveyance for the purpose of conveying any interest said Estate may have in the above property.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2021 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to the final plan of the Resubdivision of Part of Lot 10, Montague Subdivision, appearing of record in Book 4885, Page 52 in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

THE ESTATE OF JOSEPH WILLIAM REAGAN

by: _____
JEROME PATRICK REAGAN, Administrator

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JEROME PATRICK REAGAN, Administrator of The Estate of Joseph William Reagan,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Administrator of The Estate of Joseph William Reagan, and that as such Administrator, he executed the within instrument for the purposes therein contained, by personally signing the name of the Estate as Administrator.

Witness my hand and seal at office this the 30 day of April, 2021.

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 5-10-2021

_____
Notary Public

_____
JEROME PATRICK REAGAN Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JEROME PATRICK REAGAN,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 30 day of April, 2021.

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 5-10-2021

_____
Notary Public

Joyce Schini

JOYCE SCHINI Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JOYCE SCHINI,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 18 day of March, 2021.

My Commission Expires: 12/17/2024

Samantha Smalley
Notary Public

SAMANTHA SMALLEY
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 17, 2024

Gloria Densmore
GLORIA DENSMORE Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **GLORIA DENSMORE,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19 day of March, 2021.

My Commission Expires: June 30, 2021

Notary Public

LATASHA L. MANNING
Notary Public
Commonwealth of Virginia
Registration No. 7540877
My Commission Expires June 30, 2021

Jerry Coleson

JERRY COLESON Grantor

STATE OF ~~TENNESSEE~~ North Carolina :

COUNTY OF ~~ROBERTSON~~ Currituck :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JERRY COLESON,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19 day of March, 2021.

My Commission Expires: 10/26/2024

TAMMY KUHLMAN
Notary Public - North Carolina
Currituck County
My Commission Expires Oct 26, 2024

Tammy Kuhlman
Notary Public

202105040059373

April Gannett-Leeming
APRIL GANNETT-LEEMING Grantor

STATE OF South Carolina :
COUNTY OF Dorchester :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **APRIL GANNETT-LEEMING**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 22 day of March, 2021.

My Commission Expires: 09-04-2029

Notary Public

Kendall Martin
Notary Public, State of SC
County of Dorchester
My Comm Exp 9/4/2029

ASHLEY D. COLESON Grantor

STATE OF California :
COUNTY OF Riverside :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **ASHLEY D. COLESON**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 1 day of April, 2021.

My Commission Expires: November 17 2022

Notary Public

KANU N. PATEL
Notary Public - California
Riverside County
Commission # 2267333
My Comm. Expires Nov 17, 2022

202105040059373

ALTON DOUGLAS COLESON, III Grantor

STATE OF New York :
COUNTY OF Livingston :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **ALTON DOUGLAS COLESON, III**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 22 day of March, 2021.

My Commission Expires: 4/15/2023

Notary Public

BRITTANY QUINN
Notary Public - State of New York
No. 01QU6390383
Qualified in LIVINGSTON
My Commission Exp. 04/15/2023

MANFRED DANZIGER, JR Grantor

STATE OF FLORIDA :
COUNTY OF ST JOHNS :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **MANFRED DANZIGER, JR**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 28th day of APRIL, 2021.

My Commission Expires: 01-01-2023

Notary Public

NILOFAR ALI
Notary Public, State of Florida
Commission# GG 287477
My comm. expires Jan. 1, 2023

MICHEAL DANZIGER Grantor

STATE OF Nebraska :
COUNTY OF Sarpy :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **MICHEAL DANZIGER**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19 day of March, 2021.

My Commission Expires: 12/05/2023

Notary Public

State of Nebraska – General Notary
LISA L. BOOKS
My Commission Expires
December 5, 2023

BARBARA DANZIGER OAKLEY Grantor

STATE OF Florida :
COUNTY OF Duval :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **BARBARA DANZIGER OAKLEY**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 28th day of April, 2021.

My Commission Expires: 9/30/22

Notary Public

MICHELLE L. ROGERS
MY COMMISSION # GG 263405
EXPIRES: September 30, 2022
Bonded Thru Notary Public Underwriters

RICHARD E. DANZIGER Grantor
by and through his Court Appointed Guardian,
BARBARA DANZIGER OAKLEY

STATE OF Florida :
COUNTY OF Duval :

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **BARBARA DANZIGER OAKLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Court Appointed Guardian for RICHARD E. DANZIGER**, the within named bargainor, by the authority vested in the Order Granting Motion to Consent to Real Property Sale in Tennessee Probate Matter entered on March 6, 2021 in the Probate Court No. 1 of Travis County, Texas; Cause Number: C-1-PB-01-075107 and appearing of record in Instrument Number: _____, Register's Office for Davidson County, Tennessee and that she as such Guardian, executed the foregoing instrument for the purposes therein contained by signing the name of **RICHARD E. DANZIGER** by herself as Guardian.

Witness my hand and seal at office this the 28th day of April, 2021.

My Commission Expires: 9/30/22

Notary Public

MICHELLE L. ROGERS
MY COMMISSION # GG 263405
EXPIRES: September 30, 2022
Bonded Thru Notary Public Underwriters

ERIC COLESON Grantor

STATE OF Florida :
COUNTY OF Escambia :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **ERIC COLESON**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 24 day of March, 2021.

My Commission Expires: 5-12-22

Notary Public

LORETTA HARRISON
Notary Public - State of Florida
My Commission Expires 05/12/2022
Commission No. GG 209288

Jamie Celeste Coleson

JAMIE CELESTE COLESON Grantor

STATE OF SOUTH CAROLINA :
COUNTY OF BERKELEY :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JAMIE CELESTE COLESON**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 19 day of MARCH, 2021.

Hugh W. Taylor
NOTARY PUBLIC
State of South Carolina
My Commission Expires 9/4/2029

My Commission Expires:

Notary Public

HUGH W. TAYLOR NOTARY PUBLIC MY COMMISSION EXPIRES 9/4/2029 SOUTH CAROLINA

Property Owners Name
and Mailing Address:

George Smiley
913 Due West Avenue, North
Madison, Tennessee 37115

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
305 Milliken Bend Road
Madison, Tennessee 37115

Map and Parcel No.
051-08-0-186.00-000

STATE OF TENNESSEE,
ROBERTSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$101,200.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 30th **day of** April **, 2021.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5.10.2021

STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Prepared by:
Jon T. Graves
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

True Copy Certification

I, Matthew J. Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Rhianon B. Marsh, a notary public for this county and state, Matthew J. Ellis, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/17/2023

Notary Seal

