STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st OF January, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **KELLY RYAN REAGAN** | **SAME** | **101-00-0-068.00** |
| (NAME) **7195 STRINGFELLOW ROAD** | (NAME) | **101-00-0-070.00** |
| (ADDRESS) **NASHVILLE, TN 37209** | (ADDRESS) | **101-00-0-071.00** **101-00-0-073.00** **101-00-0-183.00** |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *EXECUTOR'S DEED*

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KELLY RYAN REAGAN, EXECUTOR OF THE ESTATE OF JANE ANN REAGAN, AND DEVISEE UNDER THE LAST WILL & TESTAMENT OF JANE ANN REAGAN, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **KELLY RYAN REAGAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, THE FOLLOWING TRACT OR PARCELS OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1: Map & Parcel: 101-00-0-068.00 known as 0 Stringfellow Road, Nashville, TN 37209.
Parcel 2: Map & Parcel: 101-00-0-070.00 known as 0 Stringfellow Road, Nashville, TN 37209
Parcel 3: Map & Parcel: 101-00-0-071.00 known as 7195 Stringfellow Road, Nashville, TN 37209
Parcel 4: Map & Parcel 101-00-0-073.00 known as 6965 Old River Road Pike, Nashville, TN 37209
Parcel 5: Map & Parcel 101-00-0-183.00 known as 0 Old River Road Pike, Nashville, TN 37209

**Being part of the same properties as described in the following Books and Pages: Book 1195, page 577, Book 1215 page 186, Book 1284 page 576 and Book 8092, page 28, Register's Office for Davidson County, Tennessee.**

Further being part of the same property conveyed to Benny M. Reagan and wife, Jane Ann Reagan, from Henry Lee Stringfellow by deed dated March 30, 1972, of record in Book 4489, page 600, Register's Office for Davidson County, Tennessee. Also, being part of the same property conveyed to Benny M. Reagan and wife, Jane Ann Reagan from Henry Lee Stringfellow by deed dated April 13, 1971 of record in Book 4493, page 71, said Register's Office. Benny M. Reagan died June 11, 2017, leaving Jane Ann Reagan as the surviving tenant by the entirety. Also see Affidavit of Heirship of record in Instrument No. 20090219-0014388, said Register's Office. Jane Ann Reagan died May 17, 2023. Her Last Will and Testament devised all of her property to Kelly Ryan Reagan. See Probate of the Estate of Jane Ann Reagan, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION as Docket No. 23P1482.

Subject to Easement of record in Book 4491, page 624, said Register's Office for Right of Way and Ingress/Egress.

Karen Johnson Davidson County
Batch # 1096586 DEEDQC
01/31/2024 03:34:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240131-0006956

Unimproved ( X )
This is improved( X ) property known as **0 STRINGELLOW ROAD, 7195 STRINGFELLOW ROAD, 6965 OLD RIVER ROAD PIKE, 0 OLD RIVER ROAD PIKE, 0 STRINGFELLOW ROAD, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 31st day of January, 2024.

Kelly Ryan Reagan, Executor
**KELLY RYAN REAGAN,**
**EXECUTOR OF THE ESTATE OF JANE ANN REAGAN**

Kelly Ryan Reagan
**KELLY RYAN REAGAN**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KELLY **RYAN REAGAN, EXECUTOR OF THE ESTATE OF JANE ANN REAGAN,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of January, 2024.

My Commission Expires: 3/3/2026

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

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

Witness my hand and official seal at office this 31st day of January, 2024.

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Lee A. Cohen
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LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON