Box 10-B

Karen Johnson
Batch # 1226271
01/14/2025 11:09:05 AM
Fees: $12.00 Taxes: $0.00

20250114-0002857

Davidson County
DEEDQC
2 pgs

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

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 8th DAY OF January, 2025.

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(AFFIX SEAL)

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	101-00-0-067.00
(NAME)	(NAME)	
7195 STRINGFELLOW ROAD		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM 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, DEVISEE UNDER THE LAST WILL AND 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: 101-00-0-067.00 known as 0 Stringfellow Road, Nashville, TN 37209.

Beginning at a stake 12 feet from an apple tree the N. E. corner of the tract, then S. 39 deg. E. 27 ½ poles to a stake in center of road, Thence with said road S. 53 deg. W 30 Poles to a stake in same; thence with said road S. 85 deg. W. 10 Poles to a stake in same; thence S. 74 deg. W. 20 Poles to a stake in said road with a large willow marked as a pointer near a spring, Samuel LeRoy Hulan's S. E. corner; thence with his line N. 33 deg. W. 38 Poles to a small beech, his corner in the North Boundary line of the original W. J. Stringfellow tract; thence with the line of same N. 74 deg. E. 58 Poles to the beginning containing 14-5/100 acres more or less, being the eastern end of that portion of a tract lying north of said road deeded to W. J. Stringfellow by R.B. Stringfellow by deed of record in Deed Book 154, Page 15, and willed by him to Robert Lee Stringfellow and Samuel LeRoy Hulan, jointly; by the above mentioned will. And further described and bounded as follows: on the North by G. F. Cullom estate; on the east by G. F. Cullom estate; on the south by the Stringfellow Branch Road, and on the West by the land of Samuel LeRoy Hulan, also being all of the same property conveyed to the Henry Lee Stringfellow by the deed from Samuel LeRoy Hulan dated May 17, 1937 of record in Book 1040, page 57, R.O.D.C.

Being 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, Register's Office for Davidson County, Tennessee. Benny M. Reagan died June 11, 2017, predeceasing Jane Ann Reagan, leaving her as the surviving tenant by the entirety. (The Will of Benny M. Reagan was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 17P1349.) Jane Ann Reagan died May 17, 2023 and her Last Will and Testament devised all real and personal property to Kelly Ryan Reagan. Her Will was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 23P1482.

Unimproved (X)
This is improved( ) property known as **0 STRINGFELLOW ROAD, (now known as) 7184 Stringfellow Rd., 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 8th day of January, 2025.

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**, 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 8th day of January, 2025.

My Commission Expires: **MARCH 3, 2026**

Notary Public

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