Karen Johnson
Batch # 1354627
12/05/2025 01 50 23 PM
Fees $18 00 Taxes $3,274 50

Davidson County
DEEDWARR
3 pgs

20251205-0096906

WARRANTY DEED

New York GAS

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Suffolk

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00

Affiant

2nd GAS

Subscribed and sworn to before me, this ~~3RD~~ DAY OF DECEMBER, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GUSTAVO ANTONIO SANCHEZ
Notary Public, State of New York
Reg No 01SA0032694
Qualified in Suffolk County
Commission Expires 01/08/2029

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
Vicki Lee Ragan and Shepard R. Barbash, wife & husband	same as new owner (NAME)	
1308 Riverwood Drive (ADDRESS)	(ADDRESS)	061-12-0-218.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(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 Stephen William Gossin and Michael J. Gossin, joint tenants with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vicki Lee Ragan and Shepard R. Barbash, wife & husband, 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. 40 on the Plan of Eastdale Place of record in Plat Book 547, Page (s) 29 and 30, 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 Richard L. Reith, an unmarried man, by Warranty Deed from Christopher Patrick Lowber and Hiromi Nishikawa Lowber, husband and wife, and Patricia Ann Lowber, unmarried, of record in Instrument No. 20040526-0061789, dated May 20, 2004 and recorded on May 26, 2004.

Said Richard L. Reith having deceased on or about January 11, 2022. Affidavit of Heirship of record in Instrument No. 202310240083375 names sole heirs at law as Alan K. Reith and Mary J. Reith, parents of Richard L. Reith.

Being the same property conveyed to Stephen William Gossin and Michael J. Gossin, joint tenants with right of survivorship by Warranty Deed from Alan K. Reith and Mary J. Reith, Husband and Wife of record in Instrument No. 20231024-0083376 Register's Office for Davidson County, Tennessee, dated October 07, 2023 and recorded on October 24, 2023.

This property is not a residence of the Grantor, spouse, or any dependent.

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

unimproved ( )
This is improved (X) property, known as 1308 Riverwood Drive, Nashville, TN 37216
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

WARRANTY DEED

(Continued)

Stephen William Gossin

Michael J Gossin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J. Gossin, the herein bargainor(s), 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 3rd day of December, 2025.

Notary Public

My Commission Expires:

(SEAL)

STATE OF New York
COUNTY OF Oneida
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen William Gossin, the herein bargainor(s), 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 3 day of December, 2025

Notary Public

My Commission Expires 1/31/28

(SEAL)

JENNIFER L. MEGNIN
NOTARY PUBLIC-STATE OF NEW YORK
No 01ME0020489
Qualified in Onondaga County
My Commission Expires 01-31-2028

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

WARRANTY DEED
(Continued)

Stephen William Gossin

Michael J Gossin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J Gossin, the herein bargainor(s), 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 3rd day of December, 2025

Notary Public

My Commission Expires 7/6/2026

(SEAL)

DANIEL L WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen William Gossin, the herein bargainor(s), 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 _____day of December, 2025

Notary Public

My Commission Expires

(SEAL)

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-TAG-25-1308