Karen Johnson Davidson County
Batch# 1443908 DEEDQC
07/10/2026 10:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260710-0062434

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WG-QCD-26-1810

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shante Rochelle Reagon and Elizabeth Althea Reagon	**Same as new owner**	
(NAME) **1810 4th Ave N,**	(NAME)	**08108030800**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(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, **SHANTE ROCHELLE REAGON AND ELIZABETH ALTHEA REAGON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SHANTE ROCHELLE REAGON AND ELIZABETH ALTHEA REAGON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to 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. 50 on the Map of D.T. - McGavock's Subdivision, as of record in Book 21, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 50 feet on the easterly side of Fourth Avenue and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Ray A. Reagon, a single man, from James Michael Reagon, heir at law of Elizabeth Irene Reagon, by Quitclaim Deed dated June 6, 2016, and recorded July 20, 2016, as Instrument No. 20160720-0074887, Register's Office for Davidson County, Tennessee.

The said Ray A. Reagon having since died testate, though his Last Will and Testament has not been admitted to probate. Title to the subject property vested at his death in Shante Rochelle Reagon and Elizabeth Althea Reagon as heirs at law; as evidenced by Affidavit of Heirship of record in Instrument Number _20260710062433_ in the Registers Office for Davidson County, Tennessee. They are also the sole devisees under his unprobated Last Will and Testament.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1810 4th Ave N, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 7 day of July, 2026.

Shante Rochelle Reagon

Elizabeth Althea Reagon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANTE ROCHELLE REAGON, 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 7 day of July, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH ALTHEA REAGON, 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 7 day of July, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **7/7/2026** (date of document).

Affiant Signature

Date **7/7/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **7** day of **July**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027