This instrument was prepared by:
Seth Michael Reigard
2621 River Meade Way
Nashville, TN, 37214

Once recorded, return to:
Brandon Paul Reigard
2621 River Meade Way
Nashville, TN, 37214

Karen Johnson Davidson County
Batch # 1451835 DEEDWARR
07/27/2026 12:51:56 PM 6 pgs
Fees: $33.00 Taxes: $1,147.00
20260727-0068107

This Space for Recorder's Use Only.

Tennessee General Warranty Deed

State of Tennessee
County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Ten Thousand US Dollars ($ 310,000.00) in hand, paid to Seth Michael Reigard & Kathryn Elizabeth Reigard , a/an Married Individuals with an address of 2621 River Meade Way Nashville, TN, 37214 (the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to Brandon Paul Reigard , a/an Individual with an address of 2621 River Meade Way Nashville, TN, 37214 (the "Grantee" or Grantees") its successors and assigns the following-described real property, lying, being and situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto as EXHIBIT A.

Tax Parcel ID Number 052 13 0B 324.00

The property identified herein ☒ is **-OR-** ☐ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:
Name: Brandon Paul Reigard
Address: 2621 River Meade Way Nashville, TN, 37214

SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year **2026** and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

Grantor Signature: _____ Date: 7/22/2026

Printed Name: Seth Michael Reigard

Grantor Signature: _____ Date: 7/22/2026

Printed Name: Kathryn Elizabeth Reigard

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On July 22, 2024 before me, Katherine Johnson,
personally appeared Seth Michael Reigard and Kathryn Elizabeth Reigard
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Printed Name Katherine Johnson

My Commission Expires May 8, 2029

(Seal)

KATHERINE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

OATH OF VALUE / CONSIDERATION

State of Tennessee County of Davidson

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property or the interest in property transferred, whichever is greater, is **$310,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Grantee Signature: Brandon P Rempel

Subscribed and sworn to before me this 22 day of ***July, 2026***.

Notary Public Signature

Signature Katherine Johnson

Printed Name Katherine Johnson

My Commission Expires May 8, 2029 (Seal)

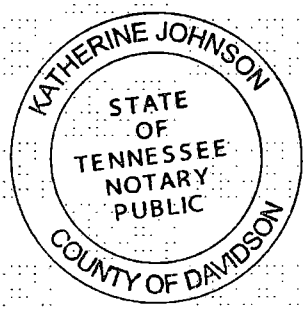


EXHIBIT A

Legal description of the real property being conveyed by this instrument.
Commonly Known As: 2621 River Meade Way Nashville, TN 37214

Legal Description:

Land in Davidson County, Tennessee, being Lot No. 8 Condominium Plat River Glen Planned Unit Development Phase 7, as shown on plat of record in Instrument No. 20040212-0016958, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Seth Michael Reigard and Kathryn Elizabeth Reigard, husband and wife, by Warranty Deed from Mark D. Berry and Deborah L. Berry, husband and wife, dated October 31, 2023, and of record in Instrument No. 20231103-0086169, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2621 River Meade Way, Nashville, TN 37214.