Karen Johnson Davidson County
Batch# 1466690 DEEDWARR
09/01/2026 03:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20260901-0080881

WARRANTY DEED

Angela Dawn Moore by O.G. Joseph Paul Reasons as her attorney in fact

ANALISE WILLIAMS
Notary ID #132815051
My Commission Expires
December 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

O.G. Joseph Paul Reasons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2026.

Analise Williams
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

~~Completed via Remote Online Notarization using 2-way Audio/Video technology.~~

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dean Cornish	Dean Cornish	018-12-0-010.00
(NAME)	(NAME)	
204 Swift Drive	204 Swift Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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 considerations, the receipt of which is hereby acknowledged, I/we O.G. Joseph Paul Reasons and Angela Dawn Moore, heirs at law of O.G. Reasons, III, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Dean Cornish, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 13 on the Plan of Mansker Heights, Goodlettsville, Tennessee, as of record in Book 2900, Page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to O.G. Reasons, III, an unmarried man by Warranty Deed from Douglas Anderson and wife, Alicia Anderson, dated 02/28/2008, of record in Instrument No. 20080303-0020836, Register's Office for Davidson County, Tennessee.

The said O.G. Reasons, III died intestate on August 9, 2025 leaving O.G. Joseph Paul Reasons and Angela Dawn Reasons as his only heirs at law. See Affidavit of Heirships of record in Instrument No. _202609010080878_&_202609010080879___, said Register's Office.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 204 Swift Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

NotaryCam Doc ID: 7a5ece3f-eaf2-4794-b647-87bb481e2a11

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 19th day of August, 2026.

Heirs at law of O.G. Reasons, III

O.G. Joseph Paul Reasons
O.G. Joseph Paul Reasons

Angela Dawn Moore by O.G. Joseph Paul Reasons as her attorney in fact
Angela Dawn Moore by O.G. Joseph Paul Reasons, her attorney in fact

State of Texas
County of Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named O.G. Joseph Paul Reasons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of August, 2026.

Analise Williams
Notary Public: Analise Williams
My Commission Expires: 12/8/2028

ANALISE WILLIAMS
Notary ID #132815051
My Commission Expires
December 8, 2028

State of Texas
County of Collin

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, O.G. Joseph Paul Reasons, 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, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in 202609010080880 _____, ROMCT, the Attorney-in-Fact for Angela Dawn Reasons (herein called the "Maker"), or a constituent of the Maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument as the free act and deed of the Maker on this 19th day of August, 2026.

Analise Williams
Notary Public
My Commission Expires: 12/8/2028

ANALISE WILLIAMS
Notary ID #132815051
My Commission Expires
December 8, 2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

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202609010080881

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Aug. 19, 2026.

Affiant
Date: August 26, 2026

STATE OF TENNESSEE
COUNTY OF MAURY

Sworn to and subscribed before me this 26 day of August 2026

Notary Public

My Commission Expires: 6-8-2030

PAMELA SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY