Karen Johnson Davidson County
Batch# 1466909 DEEDWARR
09/02/2026 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260902-0081125

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $**450,000.00**

Subscribed and sworn to before me this 27 day of August, 2026.

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

**Notary Public** **Affiant**
My Commission Expires: 9/15/27

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel No(s). |
|---|---|---|
| **Deborah Reagan & Eric Reagan**<br>**8073 Ridgewood Road**<br>**Goodlettsville, TN 37072** | **Same as New Owner** | **009-00-0-045.02** |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Deborah L. Reis f/k/a Deborah L. Brennan, a married woman**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Deborah Reagan and Eric Reagan, wife and husband**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**LAND in Davidson County, Tennessee, being a tract in the 14th Civil District of said County, described according to a survey made by Steve Draper, May l 7, l 963, as follows:**

**Beginning at a point in the center of Ridgewood Drive at the intersection of the northerly boundary of the Wilkerson property and the center of said Drive; thence with said Wilkerson's northern boundary line, North 86 degrees West 581 feet; thence North 58 degrees East 484 feet to the center of said Drive; thence with same, southeastwardly 350 feet to the beginning.**

**BEING the same property conveyed to Robert J. Brennan, Jr. and Deborah L. Brennan, husband and wife by Warranty Deed dated 4/18/2014 from Carole E. Barnes, Executrix of the Estate of Brenda H. Eidson, of record in Instrument No. 20140423-0034253, Register's Office for Davidson County, Tennessee. Robert J. Brennan, Jr. now deceased having died July 27, 2022, leaving Deborah L. Brennan as tenant by the entirety.**

**This is ( ) unimproved ( X ) improved property known as: 8073 Ridgewood Road, Goodlettsville, TN 37072.**

**This conveyance is subject to all restrictions, easements and planning documents of record.**

**Francis William Reis, joining Grantor, solely for the purpose of conveying and releasing any marital interest.**

**TO HAVE AND TO HOLD** said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 25th day of August, 2026.

**Deborah L. Reis f/k/a Deborah L. Brennan**

**Francis William Reis**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **Mary Birthright,** a Notary Public in and for said County and State, **Deborah L. Reis and Francis William Reis,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 25th day of August, 2026.

NOTARY PUBLIC
My Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

# Certificate of Authenticity

I, Joshua A. Terry, 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 8/25/26.

Affiant Signature – Joshua A. Terry

8/27/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/27/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27