This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 137867 DEEDWARR
09/07/2018 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $762.20
20180907-0088714

State of Tennessee}
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 206,000.00

Affiant Signature

Subscribed and sworn to before me on this the 05th day of September, 2018

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires 9/10/18

NAME AND ADDRESS OF PROPERTY OWNER:
Michela E. Ragland
Antonio Oldham
1245 Shawnee Road
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 05212010700

WARRANTY DEED

18NT00398

Effective the 5th day of September, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JESSICA NELSON AND ABAGAIL NELSON

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto:

MICHELA E RAGLAND AND ANTONIO JEROME OLDHAM, WIFE AND HUSBAND

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Sequoia Valley, Section 2, of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica Nelson and Abagail Nelson, by Affidavit of Heirship from George Edward Nelson, deceased, dated 05/19/2018 and recorded 05/21/2018 as Document No. 20180521-0048434, Register's Office for Davidson County, TN.

Being the same property conveyed to George Edward Nelson, single, by Warranty Deed from Richard Norman, III and Elaine Norman, a married couple, dated 06/30/2012 and recorded 08/16/2012 as Document No. 20120816-0073404, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1245 Shawnee Rd., Madison, TN 37115..

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 5th day of September, 2018

Jessica Nelson

State of Tennessee
County of Davidson

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jessica Nelson, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 5th day of September, 2018

Notary Public

My commission expires: 03-08-2021

Abagail Nelson by Jessica Nelson Attorney-In Fact
Abagail Nelson, by Jessica Nelson Attorney-In-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Abagail Nelson, by Jessica Nelson Attorney-In-Fact, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 5th day of September, 2018.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019