Karen Johnson Davidson County
Batch# 306035 DEEDWARR
10/25/2019 08:29:40 AM 2 pgs
Fees: $13.00 Taxes: $654.90
20191025-0109441

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW19645

Send Tax Bills To:

New Owner is:
Amber Sudzius
2333 Benay Road
Nashville, TN 37214

MAP: 052-13-0B-053.00 CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Cynthia Anne Ragan, a single woman** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amber Sudzius, an unmarried woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 2333 Benay Road, Nashville, TN 37214

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all of Unit No. 91, on the plan of Units 85-95, 107 and 108, of the Condominium Site Plan, Phase II-C, Section 1, River Glen, Planned Unit Development, of record in Plat Book 6900, Page 650 and amended in Plat Book 7900, Pages 233 and 234, as established by Master Deed and Bylaws for River Glen, a Horizontal Property Regime recorded in Book 7566, Page 571, Declaration of Submission of River Glen Phase II-C, Section 1 to Master Deed and Bylaws recorded in Book 8258, Page 687, Supplemental and Amendment to the master deed recorded in Book 8752, Page 751 and First Amendment to master deed and bylaws for River Glen Homeowners Association recorded in Instrument No. 20040915-0111299, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Cynthia Anne Ragan, a single woman, by Warranty Deed from Chad Michael Harman, unmarried man, dated 11/15/17 and recorded 11/20/17 in Instrument No. 20171120-0119020, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of October, 2019.

GRANTOR:

Cynthia Anne Ragan

Cynthia Anne Ragan

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cynthia Anne Ragan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of October, 2019.

NOTARY PUBLIC
My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $177,000.00.

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-2023

Affiant

SWORN TO and subscribed before me this 22 day of Oct, 2019.

NOTARY PUBLIC
My Commission Expires: _____