Karen Johnson Davidson County
Batch# 407019 DEEDWARR
05/28/2020 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20200528-0054948

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**

Capital City Title Services, LLC
40 Burton Hills Blvd. Suite 200
Nashville, TN 37215
CCT# 2020042048

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Michael J Ragan<br>270 Harpeth Hills Drive<br>Kingston Springs, TN 37082 | Michael J Ragan<br>Same | 101-00-0-192.00 |

# WARRANTY DEED

THIS INDENTURE, made this 19th day of May, 2020 between **CYNTHIA SMITH MCKENZIE**, AN UNMARRIED WOMAN, resident of Davidson County, Tennessee ("Grantor") and **MICHAEL J RAGAN** AND WIFE, **DANA M. RAGAN**, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

BEING a certain portion or tract of land lying in the 8th Civil District of Davidson County, Tennessee, bounded on the North by the Campbell and Campbell LLC and Mimms LLC property known as Tract two Instrument No. 201110100078412, And the Virginia C. Smith property known as Tract One, Instrument No. 200710290127306, On the East by the Virginia C. Smith property known as Tract One, Instrument No. 200710290127306, On the south by River Road Pike, and on the West by the Campbell and Campbell LLC and Mimms LLC property known as Tract Two Instrument No. 201110100078412, being more particularly bounded and described as follows:

BEGINNING at an iron rod found on the Northern Right of Way of River Road Pike, said point being the southwest corner of said property and the Southeast corner of Tract Two, thence leaving the Northern Right of way of River Road Pike and along the Common lines of Tract Two, the following Three (3) calls: North 38 deg. 08 min. 52 sec. East, a distance of 120.83 feet to an iron rod found, thence North 16 deg. 53 min. 44 sec. East, a distance of 710.09 feet to an iron rod found, thence South 72 deg. 16 min. 54 sec. East, a distance of 213.50 feet to an iron rod found, said point being on the northern line of said tract, and the common corner of Tract One and Tract Two, thence, along the common lines of Tract One, the following Two (2) calls: South 74 deg. 53 min. 52 sec. East, a distance of 46.38 feet to an iron rod found, thence, South 17 deg. 08 min. 50 sec. West, a distance of 838.78 feet to an iron rod found, said point being on the northern right of way of River Road Pike, thence along the Northern Right of Way of river Road pike the following Two (2) calls: North 69 deg. 16 min. 54 sec. West, a distance of 233.20 feet to an iron rod set, thence along a curve to the left, having a central angle of 08 deg. 43 min. 58 sec. a Radius of 1,033.28 feet and a length of 67.32 feet, with a chord bearing of North 71 deg. 17 min. 46 sec. West, a distance of 67.30 feet to the point of BEGINNING, according to the survey of Crow Land Surveying, RLS #2768, 118 Eastside Road, Burns, Tennessee, dated April 5, 2020.

Being the same property conveyed to Alfred O'Brien and wife, Margaret Virginia O'Brien by Warranty deed from B. L. Snoddy and wife, Lillian J. Snoddy of record in Book 1780, page 83, Register's Office for Davidson County, Tennessee, dated November 21, 1949 and recorded on November 21, 1949.

Note: Alfred O'Brien having since died.

Being the same property conveyed to Cynthia Smith McKenzie by Quitclaim deed from Margaret Virginia O'Brien, unmarried of record in Book 9356, page 546, Register's Office for Davidson County, Tennessee, dated May 25, 1994 and recorded on May 25, 1994. (Value or consideration shown in aforementioned deed $none.) Being also known as 7051 River Road Pike Nashville, Tennessee 37209.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

**CYNTHIA SMITH MCKENZIE**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Cynthia Smith McKenzie, an unmarried woman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 19th day of May, 2020.

Notary Public
My Commission Expires: 11/8/22

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$220,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 19th day of May, 2020.

Notary Public
My commission expires: 11/8/22

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# TRUE COPY CERTIFICATION

I, Lisa M. Dennis, 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 documents executed and authenticated according to law.

Lisa M. Dennis 5/21/2020
Signature

STATE OF TENNESSEE
COUNTY OF BLOUNT

Personally appeared before me, Candace Clabo, a notary public for this county and state, Lisa M. Dennis, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

5/21/2020
Notary's Signature / DATE

My Commission Expires: 10/27/2021

Notary's Seal:

CANDACE CLABO
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

202005280054948