Karen Johnson Davidson County
Batch# 479965 DEEDWARR
09/21/2020 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20200921-0108051

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/23/2023

(AFFIX SEAL)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH20-00140

Address of New Owner:	Send Tax Bills to:	Tax Information:
Schyler Thomas and Anne Thomas 3600 Brush Hill Road Nashville, TN 37216	Schyler Thomas and Anne Thomas 3600 BRUSH HILL ROAD NASHVILLE, TN 37216	062-13-0-024.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jesse R. Ragan and Norma L. Ragan, Husband and Wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Schyler D. Thomas and Annie M. Thomas, Husband and Wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Exhibit "A" attached hereto and made a part hereof

Land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point in the east margin of Brush Hill Road and south margin of Glenshade Drive; thence along the south margin of Glenshade Drive, N 75° 29' 27" E a distance of 93.93 feet; thence N 61" 30' E, a distance of 316.36 feet; thence along a curve to the left with a radius of 364.86 feet, a distance of 118.39 feet; thence leaving said Drive S 62" 38' 46" E, a distance of 151.49 feet to a point in the center of a drainage ditch; thence along said ditch S 79° 59' 56" W, a distance of 41.03 feet; thence S 58° 40' 28" W, a distance of 536.00 feet; thence S 67° 58' 40" W, a distance of 146.00 feet to a point in the east margin of Riverwood Drive; thence along said Drive N 9° 33' 18" E, a distance of 49.50 feet; thence along east margin of Brush Hill Road N 14°' 05' 06" E, a distance of 118.17 feet to the point of beginning. According to a survey made by Hart-Freeland-Roberts, Inc., on November 15, 1978.

For informational purposes only: prior deed references subject property to contain 1.62 acres, more or less.

24 month chain of title:

Being the same property conveyed to Jesse R. Ragan and wife, Norma L. Ragan by deed from Robert E. Davis and wife, Mary P. Davis, dated May 7, 1990, recorded May 9, 1990, of record in Book 8105, Page 568, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Norma Jean Ragan by Quitclaim Deed from Jesse R. Ragan, dated January 6, 1997, recorded January 8, 1997, of record in Book 10314, Page 486, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jesse R. Ragan and Norma L. Ragan by Quitclaim Deed from Norma L. Ragan to create a tenancy by the entirety, dated January 29, 2018, recorded February 2, 2018, of record in Instrument No. 20180202-0010881, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3600 Brush Hill Road, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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.

WITNESS my hand this 17th day of September, 2020

Jesse R. Ragan

Norma L. Ragan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of September, 2020, before me personally appeared **Jesse R. Ragan and Norma L. Ragan**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: **Krystal Schuster**

My Commission Expires: 8/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: .

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024