Name and Address of New Owner:
David Ragonesi
316 Oakview Drive
Nashville, TN 37207

Send Tax Bills To:
Mortgage Research Center, LLC
dba Veterans United Home Loans
3212 A Lemone Industrial Blvd
Columbia, MO 65201

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 05015020000

Karen Johnson Davidson County
Batch# 523278 DEEDWARR
12/02/2020 10:02:41 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20201202-0139795

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 legal sufficiency of which are hereby irrevocably acknowledged, **Anna Rebeckah Harris and Christopher Joe Harris, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Ragonesi, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot Number 20, SKYVIEW, CORRECTLY KNOWN AS SKY VIEW, SUBDIVISION, Davidson County, Tennessee of record in Plat Book 2331, pp. 54-55, Register's Office for said County.

Register's Office for said County.Being the same property conveyed to Anna Rebeckah Harris and Christopher Joe Harris, husband and wife, by Warranty Deed from Donald R. Reed and Shelia Reed, husband and wife, dated April 28, 2017, of record in Instrument No. 20170602-0055472, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 316 Oakview Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of November, 2020.

_____(SEAL)
Anna Rebeckah Harris

_____(SEAL)
Christopher Joe Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2020, before me personally appeared **Anna Rebeckah Harris** and **Christopher Joe Harris**, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of November, 2020.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$300,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of November, 2020.

_____
Notary Public
My commission expires:
File No. 20-1600

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2024