Karen Johnson Davidson County
Batch# 594109 DEEDWARR
03/17/2021 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210317-0035393

WARRANTY DEED

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

B-C-21-417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/12/24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lois Elise Montgomery and Matthew David Montgomery	New Owner	
(NAME)	(NAME)	**163-11-0A-044.00-CO**
417 Oak Forge Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY S. RAGAN AND WIFE, HILLARY L. RAGAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOIS ELISE MONTGOMERY AND MATTHEW DAVID MONTGOMERY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING Lot No. 44 on the Plan of Third Revision, Section Two, Bell Forge Village, of record in Plat Book 6900, Page 250, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. (erroneously shown as being Lot No. 44 on the Plan of Second Revision, Section Two, Bell Forge Village, of record in Plat Book 5200, Page 695, Register's Office for said County on prior deed).

Being the same property conveyed to Jesse R. Ragan, a married man by Warranty deed from Betty Jane Jerome, unmarried of record in Instrument No. 20070615-0071724 Register's Office for Davidson County, Tennessee, dated June 13, 2007 and recorded on June 15, 2007.

Being the same property conveyed to Michelle Ragan Huffman, Trustee of the 417 Oak Forge Drive Land Trust, dated January 29, 2013 by Quitclaim deed from Jesse R. Ragan and wife, Norma Jean Ragan of record in Instrument No. 20130304-0021507 Register's Office for Davidson County, Tennessee, dated March 02, 2013 and recorded on March 04, 2013.

Being the same property conveyed to Timothy S. Ragan and wife, Hillary L. Ragan by Quitclaim deed from Michelle Ragan Huffman, Trustee of the 417 Oak Forge Drive Land Trust, dated January 29, 2013 of record in Instrument No. 20160526-0053069 Register's Office for Davidson County, Tennessee, dated May 21, 2016 and recorded on May 26, 2016.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 250, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and By-Laws of record in Book 6040, Page 538, Book 6306, Page 644, Book 6350, Page 858, Book 6651, Page 207, Book 7224, Page 209 and Instrument No. 20061229-0160925, and Instrument No. 20131203-0122910, Amended at Instrument No. 20190214-0014097, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6887, Page 495, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area to HOA of record in Book 6040, Page 534, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 6859, Page 672, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6531, Page 321, in the Register's Office for Davidson

County, Tennessee.
• Easement Agreement of record in Book 7224, Page 246, in the Register's Office for Davidson County, Tennessee.
• Deed(s) of Conveyance to Metro Government for Sanitary Sewer and Water Main of record in Book 6956, Pages 103 & 131, in the Register's Office for Davidson County, Tennessee.
• Agreement for Use of Dumpster Facility of record in Book 7224, Page 195, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **417 Oak Forge Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 9th DAY OF MARCH, 2021.

Timothy S. Ragan

Hillary L. Ragan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY S. RAGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HILLARY L. RAGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 9, 2022

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