Karen Johnson Davidson County
Batch# 710960 DEEDWARR
09/07/2021 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20210907-0119604

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30TH~~ 31ST DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-21-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tyler C. Ragsdale	NEW OWNER	09015013600
(NAME)	(NAME)	
434 Capri Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Elizabeth Deanna Nelson, executor of the Estate of Shalimar Y. Nelson and Elizabeth Deanna Nelson, heir and Dana James Nelson, heir**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Tyler C. Ragsdale,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 1138, Charlotte Park, Section 16, as in Book 3300, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete and accurate description.

Being the same property conveyed to Mary Ann Nelson and Shalimar Nelson by Deed from Ray Russell Graves, et ux Joyce S. Graves dated 04/29/1985 and recorded 12/26/1985, of record in Book 6745, Page 344, Register's Office for Davidson County, Tennessee.

The said Mary Ann Nelson died intestate on 12/25/2018, leaving the said Dana James Nelson and Elizabeth Deanna Nelson as his/her sole heirs at law as evidenced in Affidavit of Heirships being filed simultaneously herewith. Reference is made to Affidavits of Heirship filed simultaneously herewith as Instrument No. —202109070119602———— and Instrument No. ___202109070119603___

Being the same property conveyed to Shalimar Nelson, her successors and assigns by Quitclaim Deed from Dana James Nelson and Elizabeth Deanna Nelson, who together with Grantee are all the heirs of Mary Ann Nelson, dated 01/21/2019 and recorded 02/11/2019, of record in Instrument 201902110012437, Register's Office for Davidson County, Tennessee.

The said Shalimar Y. Nelson died testate on 04/29/2021, devising subject property to Dana James Nelson and Elizabeth Deanna Nelson, as evidenced in Docket No. 21P1005, Probate Court Clerk's Office for Davidson County, Tennessee.

Subject To all matters shown on the plat of record in Plat Book 3300, Page 97, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 434 Capri Drive, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 30th day of August, 2021.

THE ESTATE OF SHALIMAR Y. NELSON

Elizabeth Deanna Nelson

Elizabeth Deanna Nelson, executor

Elizabeth Deanna Nelson

Elizabeth Deanna Nelson, heir

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Elizabeth Deanna Nelson, executor and heir of the Estate of Shalimar Y. Nelson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the **executor and heir of the Estate of Shalimar Y. Nelson**, the within named bargainor, and that she as such executor and heir being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of August, 2021.

Marilyn C Newman

Notary Public

My Commission Expires: 3-8-25

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Effective the 27 day of August, 2021.

Dana James Nelson, heir

State of Georgia
County of Houston

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Dana James Nelson, heir of the Estate of Shalimar Y. Nelson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the **heir of the Estate of Shalimar Y. Nelson**, the within named bargainor, and that he as such heir being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 27 day of August, 2021.

Sandy Bryant
Notary Public

My Commission Expires: 6/5/24

SANDY BRYANT
NOTARY PUBLIC
Houston County
State of Georgia
My Commission Expires June 5, 2024

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1374996
Warranty Deed TN

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/27/2024 08/30/2024 (date of document).

Jennifer Russell
Affiant Signature

08/31/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of August 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

