Karen Johnson Davidson County
Batch# 726299 DEEDWARR
09/29/2021 11:22:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20210929-0130935

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36582-08-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 24th day of September, 2021. Notary Public My Commission Expires:

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Range Construction LLC 129 Haverford Avenue Nashville, TN 37205	**Send Tax Bills To:** **New Owner**	**Tax Information:** Map and Parcel No.: 11613003000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy D. Hagan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Range Construction LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 129 Haverford Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 executed this instrument on the 24th day of September, 2021.

Jeremy D. Hagan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy D. Hagan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2021.

Notary Public

My Commission Expires:

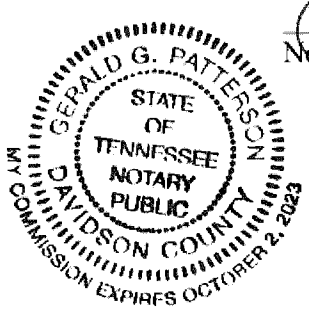


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of West Meade Farms Section 3, as of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jeremy D. Hagan and Judith H. Hagan, husband and wife, by Warranty Deed from Melanie A. Nelson, unmarried, of record in Instrument No. 20051201-0144325, in the Register's Office of Davidson County, Tennessee, dated November 30, 2005 and recorded on December 01, 2005. Jeremy D. Hagan and Judith H. Hagan have since divorced at Case No. 07D-2659, Eighth Circuit Court for Davison County, Tennessee. By Quitclaim Deed, recorded in Instrument No. **20210928-0129860**, Register's Office for Davidson County Tennessee, Dated September 23, 2021, Judith H. Hagan conveyed her interest in the subject property to Jeremy Douglas Hagan, a/k/a Jeremy D. Hagan.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 11613003000.
2. All matters appearing on the Plan of record as Plat Book 1835, Page(s) 4, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1851, Page 258 and Instrument No. 20060405-0038628, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven D. Sser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 9/24/2021 (date of document).

Affiant Signature

9/24/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24Th day of September 2021.

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON