WARRANTY DEED

Karen Johnson Davidson County
Batch# 729263 DEEDWARR
10/04/2021 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,059.50
20211004-0132929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,350.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0835

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Holdings, LLC	NEW OWNER	Map: 14813002200
(NAME)	(NAME)	
324 Melpar Dr.	324 Melpar Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-SIX THOUSAND THREE HUNDRED FIFTY AND NO/100 DOLLARS ($286,350.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES ANTHONY RAGAN AND WIFE, MARSHA A. RAGAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MUSIC CITY HOLDINGS, LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2:
Land in Davidson County, Tennessee, being part of Tract "F" on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee.

Beginning at a monument the same being the northwest rear corner of Lot No. 394; thence North 2 deg. 35' East 81.12 feet to a point; thence South 86 deg. 59' East 42.89 feet to a point; thence South 4 deg. 26' East 94.55 feet to the northeast rear corner of Lot No. 394; thence with the rear line of Lot No. 394, 58 feet more or less, to point of beginning, containing 0.10 acres.

Being the same property conveyed to James Anthony Ragan, by Quitclaim Deed from Jerry Ray Ragan, of record in Instrument No. 20120327-0026056, dated March 3, 2012, said Register's Office. See also Quitclaim Deed of record in Instrument No. 20120327-0026055, Quitclaim Deed of record in Instrument No. 20120327-0026054, Quitclaim Deed of record in Instrument No. 20120327-0026053, Affidavit of Heirship of record in Instrument No. 20120327-0026052 and Warranty Deed of record in Instrument No. 20080122-0006468, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Pages 145 and 146, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2598, Page 491, amended in Book 2702, Page 49, Register's Office for said County.

James Anthony Ragan and James A. Ragan being one and the same person.

unimproved ☐
This is improved ☒ property, known as 324 Melpar Drive, Nashville, TN 37211
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 30th day of September, 2021.

James Anthony Ragan

Marsha A. Ragan

JAMIE [illegible] FOLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 30th day of September, 2021.

Notary Public

JAMIE [illegible] FOLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

1/3/23

Certificate of Authenticity

I, Nick Harris, 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 9-30-2021.

Date

Affiant Signature

9-30-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of September, 2021.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON