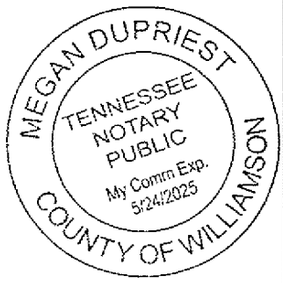
Karen Johnson Davidson County
Batch# 740323 DEEDWARR
10/20/2021 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20211020-0140959

# Warranty Deed

| | |
|---|---|
|   | STATE OF TENNESSEE<br>COUNTY OF ~~DAVIDSON~~ Williamson<br>The actual consideration or value, whichever is greater, for this transfer is $430,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 15th day of October, 2021.<br>Notary Public<br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Paula Andrea Harlow and Geoffrey Harlow | New Owner(s) | 136 07 0 177.00 |
| 3649 Wood Bridge Drive | | |
| Nashville, TN 37217 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **MELINDA RAGUSA AND SEAN RAGUSA, WIFE AND HUSBAND***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAULA ANDREA HARLOW AND GEOFFREY HARLOW, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 392, on the Plan of Section Six Priest Lake Park, of record in Book 5050, Page 21 and 22, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melinda Ragusa and Sean Ragusa, husband and wife, by Warranty Deed from James Kerry Gammon, Jr., unmarried, of record in Instrument No. 20160329-0029633, in the Register's Office of Davidson County, Tennessee, dated March 28, 2016 and recorded on March 29, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3649 Wood Bridge Drive, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

**The prior deed incorrectly describes Melinda Ragusa and Sean Ragusa as husband and wife, but Melinda and Sean Ragusa are wife and husband*

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of October, 2021.

**Melinda Ragusa**

**Sean Ragusa**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 15th day of October, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

# Certificate of Authenticity

I, **Joshua A. Terry**, 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 10/15/21.

Affiant Signature

10/18/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/18/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON