Karen Johnson Davidson County
Batch# 783535 DEEDWARR
01/04/2022 09:05:30 AM 4 pgs
Fees: $23.00 Taxes: $3,870.20
20220104-0000925

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. 36736-11-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,046,000.00. Affiant Subscribed and sworn to before me this 27th day of December, 2021. Notary Public My Commission Expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner: Jose Amden and Jessica Amden 4421 Alcott Drive Nashville, TN 37215	**Send Tax Bills To:** New Owners 4426 Wayland Dr. Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 13012002200

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, **Mary K. Ragghianti, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jose Amden and Jessica Amden, husband and wife** ("Grantees"), their heirs 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 4421 Alcott Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have 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 herself, her 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 27th day of December, 2021.

Mary K. Ragghianti

Mary K. Ragghianti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 27th day of December, 2021.

Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Hycrest Acres III, as of record in Plat Book 2331, Page 75, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James A. Ragghianti etux, Mary K. Ragghianti, by Warranty Deed from James G. Varner et ux, Judy L. Varner, of record in Book 6679, Page 85, in the Register's Office of Davidson County, Tennessee, dated October 4, 1985 and recorded on October 10, 1985. The said James A. Ragghianti having since died leaving Mary K. Ragghianti as surviving spouse.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Plat Book 2331, Page(s) 75, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1850, Page 271, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2480, Page 521, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6180, Page 933, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 12/27/21

GEORGE E. MUDTER, JR.
Dated 12/27/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 12/27/21
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

