WARRANTY DEED

Karen Johnson Davidson County
Batch# 830172 DEEDWARR
03/29/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20220329-0035833

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$850,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/14/26
(AFFIX SEAL)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Harris Levin and Emily Bartlett 2120 W Linden Ave Nashville, TN 37212	First Horizon Bank 12719 Cantrell Rd. Ste 200 Little Rock, AR 72223	104-15-0-261

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Harold Ray Ragsdale, Trustee of the Penny Jackson Ragsdale Revocable Trust dated December 13, 2021**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Harris Levin, an unmarried man and Emily Bartlett, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:
Land in Davidson County, Tennessee, being the Westerly 60 feet of Lot No. 38 on the Map of Linden Place as of record in Book 547, Pages 121 and 122, Register's Office for said County.

Said part of Lot No. 38 fronts 60 feet on the Northerly side of West Linden Avenue and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Harold R. Ragsdale by Warranty Deed from Stoves 'n' Things, Inc., a Tennessee corporation, dated 09/25/1979 and recorded 09/27/1979, of record in Book 5505, Page 810, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Penny Jackson Ragsdale by Quitclaim Deed from Harold Ray Ragsdale, dated 10/17/1980 and recorded 11/11/1980, of record in Book 5676, Page 455, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold Ray Ragsdale, Trustee of the Penny Jackson Ragsdale Revocable Trust dated December 13, 2021, by Quitclaim Deed from Penny Jackson Ragsdale, dated

12/13/2021 and recorded 12/29/2021, of record in Instrument 202112290171469, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 2120 W Linden Ave, Nashville, TN 37212

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 my hand this the 14th day of March, 2022.

Harold Ray Ragsdale, Trustee

Harold Ray Ragsdale, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Harold Ray Ragsdale, Trustee of the Penny Jackson Ragsdale Revocable Trust dated December 13, 2021, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 14th of March, 2022.

Notary Public

My Commission Expires:

7-7-2025

(SEAL)

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

TRUE COPY CERTIFICATION

I, Elizabeth Paschall, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on March 14, 2022.

Affiant Signature

3/14/22
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 14th day of March, 2022.

Christina Indrei
Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY