Karen Johnson Davidson County
Batch# 848120 DEEDWARR
04/29/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $8,325.00
20220429-0049863

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220339995**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,250,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 20th day of April, 2022. Notary Public My Commission Expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taylor R. Ragan and Jennings H. Ragan 433 Lynnwood Blvd Nashville TN 37205	New Owner CapStar Bank 2002 Richard Jones Rd Suite 500A Nashville, TN 37215	Tax Parcel ID No. 116 15 0 055.00

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, **Christopher B. Schickling and Whitney Schickling, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor R. Ragan and Jennings H. Ragan, Trustees of the Ragan Family Trust, dated September 16, 2019**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 77-B of Block 7 on the Map of Royal Oaks Land Co's, as of record in Plat Book 421, Pages 102 and 103, and on the Resubdivision of Parts of Royal Oaks Land Company Subdivision, of record in Plat Book 974, Pages 4 and 5, Register's Office for Davidson County, Tennessee, and being the North part of Lot No. 110 on the Map of Royal Oaks Land Company Subdivision of record in Plat Book 421, Pages 102 and 103, and on the Resubdivision of Parts of Royal Oaks Land Company Subdivision, of record in Plat Book 974, Pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 77-B and part of Lot No. 110 adjoin and front together 125 feet on the West side of Lynwood Boulevard and run back between lines 303 feet 6 inches, more or less, to a dead line on which it measures 110 feet.

Being the same property conveyed to Christopher B. Schickling and Whitney Schickling, husband and wife, by Warranty Deed from Devin G. Childers and Emily R. Childers, husband and wife, of record in Instrument No. 20181220-0123734, in the Register's Office of Davidson County, Tennessee, dated December 14, 2018 and recorded on December 20, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

City of Nashville taxes for the year 2022 and thereafter, for tax parcel identification number 116 15 0 055.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Royal Oaks Land Co's, as recorded in Plat Book 421, Page(s) 102 & 103; .

Easement for Sanitary Sewer, recorded in Book 5787, Page 180.

This is improved property located at 433 Lynnwood Blvd Nashville TN 37205

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 20th day of April, 2022.

Christopher Schickling By Ryan Dieck Attorney-in-fact
Christopher B. Schickling
By: Ryan Dieck, Attorney in Fact

Whitney Schickling By Ryan Dieck Attorney-in-fact
Whitney Schickling
By: Ryan Dieck, Attorney in Fact

S STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, 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, and who further acknowledged that he is the Attorney-in-Fact for Christopher B. Schickling and Whitney Schickling and that she is authorized by Christopher B. Schickling and Whitney Schickling to execute this instrument on their behalf.

WITNESS my hand, at office, this 20th day of April, 2022.

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 16, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/25/2022 ____ (date of document).

Affiant Signature

04/25/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025