Karen Johnson Davidson County
Batch# 848965 DEEDWARR
05/02/2022 10:16:54 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20220502-0050530

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Everett C. Ragan
329 Cedarmont Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgage Investors Group
8320 East Walker Springs Ln
#200
Knoxville, Tennessee 37923

MORTGAGEE
Mortgage Investors Group
8320 East Walker Springs Ln #200
Knoxville, Tennessee 37923

MAP 162
GROUP 13 0
PARCEL 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Infusion Properties, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Everett C. Ragan, an unmarried person,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 33, Plan of Cedarwood Estates, Section 1, as shown by Plat of record in Plat Book 4075, pages 62 and 63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot Number 33 fronts a total of 140.09 feet on the West side of Cedarmont Drive and extends around a curve to the left 39.77 feet, which runs back 94.15 feet to the North line and 128.05 feet on the South line to a line in the rear which measures 159.19 feet thereon.

Being the same property conveyed to Infusion Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from RPC Real Properties, LLC, a Tennessee limited liability company, dated May 10, 2021 and filed of record in Instrument No. 20210513-0064483, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of Plan of Cedarwood Estates, Section 1, of record in Plat Book 4075, pages 62 and 63, said Register's Office.
3. Any and all restrictions, conditions, and easements of record

This is improved property known as 329 Cedarmont Drive, Nashville, Tennessee 37211.

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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Everett C. Ragan, an unmarried person, his heirs and assigns, forever, and, GRANTOR does covenant with the said

GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 the 25th day of April 2022.

Infusion Properties, LLC, a Tennessee limited liability company

Chad Lautt, Member

By: Chad Lautt, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Chad Lautt,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member of Infusion Properties, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee limited liability company as such Member.

WITNESS my hand and official seal at office this 25th day of April 2022.

NOTARY PUBLIC
My Commission Expires: _____

My Commission Expires
January 23, 2023

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $510,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of April 2022.

NOTARY PUBLIC
My Commission Expires: _____

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY