This Instrument Prepared By:
ROBERT M. PAUTIENUS III, ESQ.
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 867188 **DEEDWARR**
06/03/2022 02:58:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220603-0064511

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
GLEN DARREN RAGER and VERATSA ROLLINS RAGER, Trustees		
RAGER FAMILY TRUST dated May 23, 2022	SAME AS OWNER	MAP 33-12 / PARCEL 77
478 Bay Point Drive		
Gallatin, Tennessee 37066		

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F).

Veratsa M. Rager
VERATSA M. RAGER

Sworn to and subscribed before me this MAY 31, 2022.

Notary Public

My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMM. EXPIRES 12-08-2024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, VERATSA M. RAGER, married, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to GLEN DARREN RAGER and VERATSA ROLLINS RAGER, Trustees of the RAGER FAMILY TRUST, dated May 23, 2022, and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Gateway, Section 1, as of record in Book 3300, pages 39 and 40, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Northerly margin of Friendship Drive, at the corner of Lots 33 and 34; thence with the line between said lots Northerly 104 feet to a corner of Lot 35; thence with the line

between Lots 34 and 35, Westerly 144.9 feet to a point in he Easterly margin of Friendship Court; thence with the margin of the same, Southerly 90.91 feet to the beginning of a curve; thence around said curve, Southwesterly 36.92 feet to a point in the Northerly margin of Friendship Drive; thence with the margin of the same, Easterly 126.48 feet to the point of beginning.

Being the same property conveyed to VERATSA M. RAGER, married, by VERA M. SLAUGHTER, unmarried, by Quitclaim Deed of record in Instrument No. 20110808-0060881, Register's Office for Davidson County, Tennessee.

The foregoing description is taken from the prior deed of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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 as GRANTORS 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 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.

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

This is improved property known as: 207 Friendship Drive, Goodlettsville, Tennessee 37072.

WITNESS MY HAND this May 31, 2022.

Veratsa M. Rager
VERATSA M. RAGER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VERATSA M. RAGER, with whom I am personally acquainted, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this May 31, 2022.

NOTARY PUBLIC

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024