Karen Johnson Davidson County
Batch# 873151 DEEDWARR
06/16/2022 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $256.84
20220616-0069079

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 69,417.17.

Affiant

Subscribed and Sworn before me this 10th day of June, 2022.

Notary Public
My commission expires:

MICHAEL COLLINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/16/2026
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Sarah Toloo 1898 Traditions Circle Brentwood, TN 37027	New Owner	173-01-0-173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey Wayne Ragan, a single man** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sarah Toloo, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING Lot No. 391-A on the Plan of Monte Carlo Estates - Section 1, of record in Book 5190, Page 237, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all of the same property conveyed to Jeffrey Wayne Ragan by Warranty Deed from Norma L. Ragan dated April 5, 2001 and recorded on April 6, 2001 in Instrument Number 20010406-0033719, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 625 Monte Carlo Drive, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of June, 2022.

Jeffrey Wayne Ragan

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jeffrey Wayne Ragan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 10 day of June, 2022.

Notary

My commission expires: 09/19/2022

JIM A. HYDE
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
September 19, 2022
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 6/10/2022 (date of document).

Jami K. Averwater

Signature

6/10/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of June, 2022

Notary Public
My Commission Expires: 11-27-25
Seal

ZACK BURDETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD