Karen Johnson Davidson County
Batch# 876323 DEEDWARR
06/23/2022 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220623-0071868

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of June, 2022.

Notary Public

My commission expires: May 7, 2024

Andrew Suzore State of Tennessee Notary Public Davidson County

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
1535 W.Northfield, Ste 2, Murfreesboro, TN. 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Makaila Howard and Benjamin Rush Howard	**New Owner**	**173-01-0-079.00**
225 Cedarview Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Rosemary S. Ragan, unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Makaila Howard and Benjamin Rush Howard, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 73 on the Plan of Monte Carlo Estates, Section I, of record in Book 4675, page 68, Register's Office for said County.

Said Lot No. 73 fronts 80.0 feet on the Easterly side of Cedarview Drive and extends back 195.71 feet on its Southerly line and 239.19 feet on its Northerly line to a line in the rear measuring 130.28 feet thereon.

Being the same property conveyed to James Michael Ragan and wife, Rosemary S. Ragan by Warranty deed from Franklin H. Faubion and wife, Barbara Ann Faubion of record in Book 5176, page 809, Register's Office for Davidson County, Tennessee, dated July 25, 1977 and recorded on July 28, 1977. The said James Michael Ragan having since died on February 11, 2019, leaving the property solely vested in the surviving spouse, Rosemary S. Ragan.

This is improved property known as **225 Cedarview Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of June, 2022.

Rosemary S. Ragan

Rosemary S. Ragan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rosemary S. Ragan, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of June, 2022.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

LTC File No. 22-001107-527

Tennessee Certification of Electronic Document

I, Lutece Bone, 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 **06/16/2022** (date of document).

Affiant Signature

06/17/2022
Date

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this **17** day of **June**, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

