This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 946473 DEEDWARR
12/01/2022 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20221201-0125825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $350,000.00.

Affiant

Subscribed and sworn before me this the 30th day of November, 2022.

Notary Public
My commission expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anthony McGregor 5808 Tru Long Ct Antioch, TN 37013	NEW OWNER 5808 TRU LONG CT ANTIOCH TN 37013	150-16-0B 020.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ASHLEY N. RAGLIN, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANTHONY MCGREGOR AND WIFE, SATIARRA LLOYD MCGREGOR, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 20, on the Final Plat, Tru-Long Acres, as shown by plat appearing of record in Instrument No. 20040702-0079028, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of the property.

Being the same property conveyed to Ashely N. Ragin, an unmarried person, Ashley N. Raglin, an unmarried woman by Warranty Deed from Sawsan Ghanem of record in Instrument No. 20130327-0030273, Register's Office for Davidson County, Tennessee, dated March 21, 2013 and recorded on March 27, 2013. As corrected by Affidavit of Scrivener's Error of record in Instrument No. 20221129-0151 89 , for said county.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5808 Tru Long Ct, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 30th day of November, 2022.

Ashley N. Raglin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashley N. Raglin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2022.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Memorie White 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 November 30, 2022.

Affiant Signature

11-30-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of November, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25