Karen Johnson Davidson County
Batch# 1009300 DEEDWARR
05/31/2023 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20230531-0040912

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 7.9.24
(AFFIX SEAL)

THOMAS VORHOLT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-23-021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Matthew Jerles	Matthew Jerles	128-14-0-028.00
(NAME)	(NAME)	
337 Cross Timbers Drive	337 Cross Timbers Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Forty-Five Thousand And No/100 Dollars ($545,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JESSE RAGAN AND TRACEY RAGAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW JERLES, A SINGLE MAN** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 105, as shown on the map entitled Section Two, Harpeth Park, of record in Plat Book 3700, (erroneously listed as 3770 on previous deed), page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JESSE RAGAN, A SINGLE MAN, by deed from DAVID SHULSTAD AND VICKI M. SHULSTAD, HUSBAND AND WIFE, of record in Instrument No. 20140716-0063011, dated July 14, 2014, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 337 Cross Timbers Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 said 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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 27 day of April 2023

Jesse Ragan

Tracey Ragan

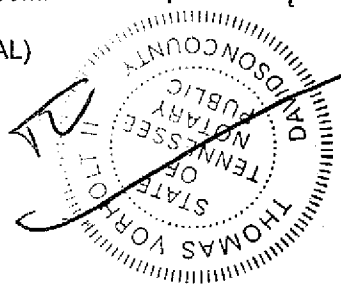
STATE OF TENNESSEE
COUNTY OF DAVIDSON

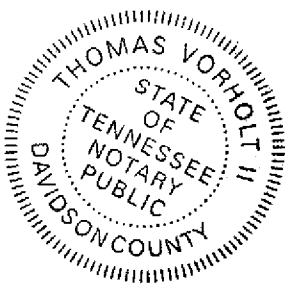
I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that Jesse Ragan and Tracey Ragan personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his free act and deed.

Witness my hand and official seal, this the 27 of 04, 2023.

Notary Public
My Commission Expires: 7.9.24

(SEAL)





TRUE COPY CERTIFICATION

I, Thomas R Vocholtz II, 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 the 1st day of MAY, 2023

Affiant Signature

5. 1. 23

Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn and subscribed before me this 1 day of May, 2023.

Notary Signature

My Commission Expires: 5/9/26

Notary Seal (if on paper)

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026