Karen Johnson Davidson County
Batch# 1016083 DEEDWARR
06/16/2023 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20230616-0046191

WARRANTY DEED

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,050,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of June, 2023.

Notary Public

My commission expires: 5/9/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hayes Ragan & Katherine Paige Ragan	New owner	**158-10-0-012.00**
1806 Cromwell Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary Bowles, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hayes Ragan and Katherine Paige Ragan, husband and wife

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 No. 23 on the Plan of Forrest Trails, of record in Plat Book 3700, Pages 24 & 25, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to Ralph H. Bowles and wife, Helen L. Bowles by Warranty Deed dated December 5, 1967, from S. H. Bracey and wife, Helen P. Bracey of record in Book 4195 Page 164, Register's Office for Davidson County, Tennessee. The said parties having divorced by Final Decree of record in Docket No. 58649, Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Ralph H. Bowles by Quitclaim Deed dated June 23, 1970, from Helen L. Bowles of record in Book 4430 Page 926,

and further conveyed to Mary Bowles by Quitclaim Deed dated May 15, 1995, from Ralph H. Bowles of record in Book 9675 Page 942, Register's Office for Davidson County, Tennessee. Ralph H. Bowles, husband of Mary Bowles, died on January 19, 2000.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 3700, Pages 24 & 25, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants of record in Book 3929, Page 248, said Register's Office for Davidson County, Tennessee. NOTE: Said Restrictions are not applicable to portions thereof that have already expired.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 1806 Cromwell Drive, Nashville, TN 37215.

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 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.

Witness my/our hand(s) this 12th **day of June, 2023.**

Mary Bowles
Mary Bowles

STATE OF OHIO)
COUNTY OF Hamilton)

Personally appeared before me, a Notary Public of said County and State, **Mary Bowles,** the within named seller, 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.

Witness my hand and official seal at Cincinnati (City), Ohio, this 12th day of **June, 2023.**

Notary Public

MARY MENDEL
Notary Public
State of Ohio
My Comm. Expires
June 22, 2025

My Commission Expires: 6-22-25

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 June 16, 2023.

Signature
Date: June 16, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 16th day of June, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025