WARRANTY DEED

Karen Johnson Davidson County
Batch# 1028011 DEEDWARR
07/19/2023 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20230719-0055476

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-187

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eric Eaton Mack and Suzanne Robertson Howell Mack	New Owners	146 07 0 071.00
(NAME) 624 Barrywood Drive	(NAME) Property	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Hayes Ragan and Katherine Paige Ragan, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Eric Eaton Mack and Suzanne Robertson Howell Mack, husband and wife** (the "**Grantees**, their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto (the "**Property**"), to-wit:

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 624 Barrywood Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs, and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with

Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 30th day of June, 2023.

GRANTORS:

Hayes Ragan

Katherine Paige Ragan

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Hayes Ragan and Katherine Paige Ragan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 30 day of June, 2023.

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 10-26-25

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Section One Revised, Crieve Hall Estates, as of record in Book 1835, Pages 122, 123 and 124, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Hayes M. Ragan, unmarried, by Warranty Deed from Paul B. Rieger and Kimberly K. Wright, now Rieger, married, of record in Instrument No. 20151119-0117617, in the Register's Office of Davidson County, Tennessee, dated November 17, 2015, and recorded on November 19, 2015.

Being the same property conveyed to Hayes M. Ragan and Katherine P. Ragan, husband and wife, by Quitclaim Deed from Hayes M. Ragan, married, of record in Instrument No. 20210323-0038323, in the Register's Office of Davidson County, Tennessee, dated March 15, 2021, and recorded on March 23, 2021.

Certificate of Authenticity

I, Emily Manno, 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 6/30/23.

Date

Affiant Signature

6/30/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of June, 2023.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026