THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230945931

Karen Johnson Davidson County
Batch# 1066565 **DEEDWARR**
10/31/2023 12 05 17 PM 2 pgs
Fees $13 00 Taxes $1,302 40

20231031-0085054

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $352,000 00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2023

Notary Public
My Commission Expires

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Courtney L. Ragle and Michael D. Baird 2020 South Lyle Lane Nashville TN 37210	New Owner	Tax Parcel ID No. 119 02 0 030.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan D. Smith and Lyndsay N. Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Courtney L. Ragle and Michael D. Baird, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 41 on the Plan of Mertie Milwee, of record in Plat Book 2331, Page 117, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Jonathan D. Smith and Lyndsay N. Smith, by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 20210623-0085116, in the Register's Office of Davidson County, Tennessee, dated June 17, 2021 and recorded on June 23, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Mertie Milwee, as recorded in Plat Book 2331, Page(s) 117.

This is improved property located at 2020 South Lyle Lane Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2023

Jonathan D Smith

Lyndsay N Smith by Jonathan D Smith as Attorney in fact
Lyndsay N. Smith by Jonathan D. Smith as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan D. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2023

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan D. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lyndsay N. Smith and that she is authorized by Lyndsay N. Smith to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of October, 2023

Notary Public
My Commission Expires: _____