Karen Johnson Davidson County
Batch# 1088303 DEEDWARR
01/04/2024 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20240104-0000823

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of January, 2024.

Notary Public

(Affix Seal)

My Commission Expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

2023-11-1346

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Diane M. Kovalsky Revocable Trust 6050 Blackberry Ridge Lane Nashville, TN 37076	OWNER	Map/Parcel 086-13-0A-088.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jerrod Ralph and Jenna Ralph, formerly known as Jenna Frasso, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Diane M. Kovalsky as Trustee of Diane M. Kovalsky Revocable Trust dated March 26, 2018**, hereinafter called the GRANTEE, her successors and assigns, that 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. 88 on the Plan of Final Subdivision Plat Magnolia Farms Phase 1 Section 2 of record in Plat at Instrument No. 20190318-0024391, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerrod Ralph and Jenna Frasso, husband and wife by Warranty Deed from Beazer Homes, LLC, A Delaware Limited Liability Company of record in Instrument No. 20200504-0046503 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 4, 2020. Jenna Frasso is now Jenna Ralph.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5040 Sunflower Lane, Nashville, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, her successors and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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.

Effective the _____ day January, 2024.

Jerrod Ralph

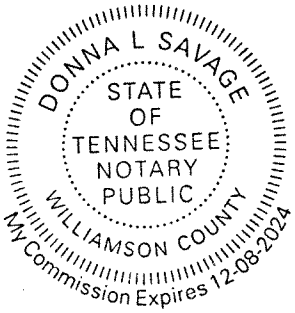
Jenna Ralph, formerly Jenna Frasso

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of January, 2024, before me personally appeared Jerrod Ralph and Jenna Ralph, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of January, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Russell J. McCann, 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

1/3/24.

Date

Affiant Signature

January 3, 2024

State of TN
County of Williamson

Sworn to and subscribed before me this 3rd day of January, 2024

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)