WARRANTY DEED

Karen Johnson Davidson County
Batch # 1090122 DEEDWARR
01/10/2024 10:22:46 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20240110-0002069

DM-CR-24-3901-10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Prepared By:
Record and Return To
Chapman and Associates, P.C.
12 Public Square
Clarksville, TN 37040

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEZEN YILMAZ MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Matthew James Hornbeck		
(NAME)	(NAME)	
3901 Whitland Ave #10	NEW OWNER	**103 16 0E 010.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CALEB SHANE RAGAN, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW JAMES HORNBECK, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, 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 Unit #10, on the Plan of Whitland Place, Condominium Apartments, a Horizontal Property Regime, of record in Plat Book 5200, Page 597, and as established by the Master Deed of record in Book 6131, Page 722, and Appointment of Substitute Trustee of said Master Deed of record in Book 9651, Page 322, all in the Register's Office for Davidson County, Tennessee together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Caleb Shane Ragan, an unmarried man, by Quit Claim Deed from Michael J. Ragan, of record in Instrument No. 20230124-0005306, in the Register's Office of Davidson County, Tennessee, dated January 23, 2023, and recorded on January 24, 2023.

Being the same property conveyed to Michael J. Ragan, unmarried, by Warranty Deed from Kathryn A. Bowers, unmarried, of record in Instrument No. 20160531-0054180, in the Register's Office of Davidson County, Tennessee, dated May 26, 2016, and recorded on May 31, 2016.

This conveyance is subject to:
- Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Whitland Place, Condominium Apartments, as recorded in Plat Book 5200, Page(s) 597.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Whitland Place Condominium of record in Book 6131, Page 722, Appointment of Substitute Trustee recorded in Book 9651, Page 322 and Amendment to the By-Laws recorded in Instrument No. 20170626-0064038; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement for Sewer, recorded in Book 3464, Page 278.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3901 Whitland Ave #10, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8 DAY OF JANUARY, 2024.

Caleb Shane Ragan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALEB SHANE RAGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212