Karen Johnson
Batch # 1120688
04/09/2024 09:48:19 AM
Fees: $13.00 Taxes: $740.00

Davidson County
DEEDWARR
2 pgs

20240409-0025041

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SPENCER MAIGE & MULDER, LLC	**SAME**	**053-03-0-325.00**
(NAME) **3531 KIRKLAND AVE.**	(NAME)	
(ADDRESS) **FORT WAYNE, IN 46805**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARY NELL RAGER, TRUSTEE OF BOBBY RAGER DECEDENT'S TRUST 2022, ESTABLISHED DECEMBER 19, 2022,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPENCER MAIGE, A 50% INTEREST, AND MULDER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A 50% INTEREST, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND/OR 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. 219-215, as shown on the map entitled Section "C", Village of Old Hickory, of record Plat Book 1424, pages 65 and 66 and revised in Plat Book 1835, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BENNIE F. RAGER AND LOU ELLA P. RAGER, HIS WIFE, TENANTS BY THE ENTIRETIES, by deed from E.I. DU PONT DE NEMOURS AND COMPANY, A DELAWARE CORPORATION, of record in Book 2029, page 266, dated October 30, 1951, said Register's Office. The said Bennie F. Rager having since died leaving Lou Ella P. Rager the surviving tenant by entirety. Lou Ella P. Rager further conveyed by quitclaim deed to SHERRI STOTTS, TRUSTEE, of record in Book 11456, page 653, dated April 29, 1999, said Register's Office. SHERRI L. STOTTS, TRUSTEE, further conveyed by quitclaim deed to VIRGINIA HARP, TRUSTEE, of record in Instrument No. 20120503-0037946, dated April 5, 2012, said Register's Office. VIRGINIA HARP, TRUSTEE, further conveyed by quitclaim deed to MARY NELL RAGER, TRUSTEE OF RAGER FAMILY TRUST, ESTABLISHED MAY 14, 1996, of record in Instrument No. 20160321-0026525, dated March 14, 2016, said Register's Office. MARY NELL RAGER, TRUSTEE OF RAGER FAMILY TRUST, ESTABLISHED MAY 14, 1996 further conveyed by quitclaim deed to BRENDA F. DAVIS, AS TO A LIFE ESTATE, of record in Instrument No. 20180525-0050589, dated April 25, 2018, said Register's Office. MARY NELL RAGER, TRUSTEE OF RAGER FAMILY TRUST, ESTABLISHED MAY 14, 1996, further conveyed by quitclaim deed to MARY NELL RAGER, TRUSTEE OF BOBBY RAGER DECEDENT'S TRUST 2022, ESTABLISHED DECEMBER 19, 2022, of record in Instrument No. 20230320-0019991, dated January 12, 2023, said Register's Office. Brenda F. Davis having since died December 10, 2023.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 1424, pages 65 and 66 and Plat Book 1835, page 52; Easements as set out in the Warranty Deed of record in Book 2029, page 266, Book 11456, page 653 and Instrument No. 20120503-0037946; Easement of record in Book 1853, page 257 and Book 1853, page 281; Right-of-Way Easement of record in Book 5397, page 68; Restrictive Covenants of record in Book 1968, page 605; and any and all other matters that may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1605 DEBOW STREET, OLD HICKORY, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 5th day of April, 2024.

Mary Nell Rager Trustee

MARY NELL RAGER, TRUSTEE OF BOBBY RAGER DECEDENT'S TRUST 2022, ESTABLISHED DECEMBER 19, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY NELL RAGER, TRUSTEE OF BOBBY RAGER DECEDENT'S TRUST 2022, ESTABLISHED DECEMBER 19, 2022,** the bargainor, 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 Nashville, Tennessee this 5th day of April, 2024.

My commission expires: March 3, 2026

DEBORAH J. CROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public