Karen Johnson Davidson County
Batch# 1143351 DEEDWARR
06/05/2024 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $675.25
20240605-0042047

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $182,500.00.

Affiant

Subscribed and sworn before me this the 30th day of May, 2024.

Notary Public
My commission expires: 9-6-24

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tim Tinnin Po Box 366 Goodlettsville, TN 37070	New Owner	026-01-0-111.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM J. RAGLAND, JR. A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TIM TINNIN AND SHELLEY TINNIN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lots Nos. 22, 23 and 24 of the Looney Subdivision at Goodlettsville, Tennessee.

Said Lots Nos. 22, 23 and 24 front together 75 feet on the easterly side of Goodlettsville Pike and run back between parallel lines to the right-of-way of the L & N Railroad Company and measure 408 feet on the North margin and 382 feet on the southern margin, said marginal measurements being more or less.

Being the same property conveyed to Mildred Townley, a single woman, by Warranty Deed dated 10/20/1998, from Windon H. Taylor and wife, Sarah A. Taylor, of record in Book 11165, Page 343, Register's Office for Davidson County, Tennessee.

The said Mildred Townley having since died testate on 03/21/2010; William J. Ragland, Jr. was the sole devisee of the entire estate per her Last Will and Testament of record in Instrument No. 20121126-0108220, said Register's Office and as shown in the Seventh Circuit Court in Davidson County, Tennessee, case number 10P-609.

THIS IS IMPROVED PROPERTY KNOWN AS 134 Two Mile Pike, Goodlettsville, TN 37072.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of May, 2024.

William J. Ragland

William J. Ragland

STATE OF TENNESSEE
COUNTY OF Davidson

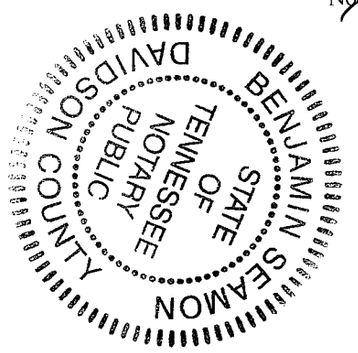
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William J. Ragland, sole devisee of the Estate of Mildred Townley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2024.

My commission expires:

9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/30/24.

Affiant Signature

6/5/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of June, 2024.

Jennifer Crowell
Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY