THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547760** Karen Johnson Davidson County Batch# 1148972 DEEDWARR 06/20/2024 08:40:30 AM 3 pgs Fees: $18.00 Taxes: $2,904.50 20240620-0046119	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $785,000.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2024. Notary Public My Commission Expires:

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 20

WARRANTY DEED

Address New Owner: Jeremy W. Davidson 4115 Idaho Avenue Nashville TN 37209	Send Tax Bills To: Bank of America, N.A. 4500 Amon Carter Boulevard MS TX2-979-01-02 Fort Worth, TX 76155	Tax Information: Tax Parcel ID No. 103 04 0 278.00

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, **James Howard Ragsdale III, Trustee of the James Howard Ragsdale III Trust dated February 13, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy W. Davidson, an unmarried man,** ("Grantees"), its successors, 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. 24 on the Plan of CHARLOTTE AVENUE CHURCH OF CHRIST ADDITION TO WEST NASHVILLE, of record in Plat Book 547, Page 199, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Howard Ragsdale III, Trustee of the James Howard Ragsdale III Trust dated February 13, 2019, by Quitclaim Deed from James Howard Ragsdale, Jr., Trustee of The Ragsdale Family Trust dated September 5, 2012, of record in Instrument No. 20190321-0025780, in the Register's Office of Davidson County, Tennessee, dated February 13, 2019, and recorded on March 21, 2019.

Being the same property conveyed to James Howard Ragsdale, Jr., Trustee of the Ragsdale Family Trust U/A/D September 5, 2012, by Warranty Deed from Robert L. Eakin, unmarried, of record in Instrument No. 20180220-0015827, in the Register's Office of Davidson County, Tennessee, dated February 16, 2018, and recorded on February 20, 2018.

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.

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 CHARLOTTE AVENUE CHURCH OF CHRIST ADDITION TO WEST NASHVILLE, as recorded in Plat Book 547, Page(s) 199.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20000525-0052441.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 4115 Idaho Avenue Nashville TN 37209

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 17th day of June, 2024.

The James Howard Ragsdale III Trust dated February 13, 2019,

JH

By: James Howard Ragsdale, III, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Howard Ragsdale, III 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 and who further acknowledged that they are the Trustees of The James Howard Ragsdale III Trust dated February 13, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of June, 2024.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 17th day of June, 2024.

Affiant Signature
Date 6/17/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

