Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1278

Karen Johnson
Batch # 1203098
11/08/2024 02:49:23 PM
Fees: $13.00 Taxes: $2,242.77
Davidson County
DEEDWARR
2 pgs
20241108-0087447

WARRANTY DEED

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, the undersigned **Steven Matthew Ragan and Allison Blackwell Ragan, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Anthony Barton, Jr., Trustee of The Charles Anthony Barton, Jr. Revocable Trust, dated March 18, 2016,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 238 on the Plan of Section Three, Crieve Hall Estates of record in Book 2133, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven Matthew Ragan and wife, Allison Blackwell Ragan by Warranty Deed from Amanda Dean, as Trustee for The 5008 Trousdale Drive Trust of record in Instrument No. 20150105-0000676 Register's Office for Davidson County, Tennessee, dated November 20, 2014 and recorded on January 05, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5008 Trousdale Drive, Nashville, TN 37220.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
The Charles Anthony Barton, Jr. Revocable Trust **5008 Trousdale Drive** **Nashville, TN 37220**	**NEW OWNER**	**146-12-0-003.00**

WITNESS THE EXECUTION HEREOF this 6th day of November, 2024.

Allison Blackwell Ragan
Allison Blackwell Ragan

State of Tennessee)
County of Davidson)

On this 6th day of November, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allison Blackwell Ragan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Steven Matthew Ragan by Allison Blackwell Ragan, Attorney in fact
Steven Matthew Ragan by Allison Blackwell Ragan, His Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 6thday of November, 2024, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Allison Blackwell Ragan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Steven Matthew Ragan, acknowledged that such person executed the same as the free act and deed of Steven Matthew Ragan.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 606,153.00.**

Affiant

Sworn and subscribed before me on this the 6th day of November, 2024.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON