WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248674 DEEDWARR
03/20/2025 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $19,980.00
20250320-0020752

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $5,400,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF MARCH, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3351LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Thomas Leri and Yeenee Leri	Same as the Property	
4412 Chickering Lane		
Nashville, TN 37215		144 06 0 009.00

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, WE, **HAROLD RAY RAGSDALE, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS LERI AND YEENEE LERI, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in Davidson County, Tennessee, being Lot 2, Graham's Subdivision, as shown on Plat of record in Plat Book 5200, Page 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Harold Ray Ragsdale by deed dated June 20, 2016 from Owen G. Shell, Jr., Trustee of The Mary Ruth Shell Revocable Trust, dated September 4, 1998 of record in Instrument No. 20160621-0063138, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described tract but specifically EXCLUDED from this conveyance is the following described tract conveyed to DeWitt C. Thompson, IV, by Quitclaim Deed of record in Instrument No.20170929-0099861, Register's Office for Davidson County, Tennessee more particularly described as follows:

Property located in the 23" Councilmanic District of Davidson County, Tennessee and being a portion of Parcel 9.00 on Davidson County Property Map 144-06 and being more particularly described as follows:

Beginning at an Iron Rod (Old) on the northerly right-of-way of Chickering Lane, being the southwest corner of the property conveyed to Harold Ray Ragsdale of record in Instrument No. 20160621-0063138, Register's Office for Davidson County, Tennessee, also being the southeast corner of the property conveyed to Dewitt C. Thompson, IV of record in Instrument No. 20140501-0036897, Register's Office for Davidson County, Tennessee;
Thence, leaving the northerly right-of-way of said Chickering Lane following the common boundary of said Ragsdale and Thompson property North 45 Degrees 22 Minutes 18 Seconds East, 595.70 Feet to an Iron Rod (Old), being a common comer of said Ragsdale and Thompson;
Thence, continuing with the common boundary of said Ragsdale and Thompson North 45 Degrees 40 Minutes 09 Seconds West, 40.96 Feet to an Iron Rod (New), being the Point of Commencement;
Thence, continuing with the same North 45 Degrees 40 Minutes 09 Seconds West, 40.96 Feet to an Iron Rod (Old), being a common corner of said Ragsdale and Thompson;
Thence, following the common boundary of said Ragsdale and Thompson North 44 Degrees 45 Minutes 46 Seconds East, 380.72 Feet to an Iron Rod (Old) on the southerly boundary of the property conveyed to Jacqueline G. Thompson of record in Deed Book 7846, Page 457, Register's Office for Davidson County, Tennessee, being the northwest corner of said Ragsdale property and the northeast corner of said Dewitt C. Thompson property;
Thence, leaving said Dewitt C. Thompson property and following the common boundary of said Ragsdale and Jacqueline G. Thompson South 70 Degrees 55 Minutes 26 Seconds East, 45.52 Feet to an Iron Rod (New);
Thence, leaving said Ragsdale and Thompson common boundary with a new line South 44 Degrees 46 Minutes 19 Seconds West, 400. 15 Feet to the Point of Commencement.

Containing 16,005 Square Feet or 0.37 Acres.

Tract II:

Property located in the 23"' Councilmanic District of Davidson County, Tennessee and being a portion of Parcel 36.00 on Davidson County Property Map 144-06 and being more particularly described as follows:

Beginning at an Iron Rod (Old) on the northerly right-of-way of Chickering Lane, being the southwest corner of the property conveyed to Harold Ray Ragsdale of record in Instrument No. 20160621-0063138, Register's Office for Davidson County, Tennessee, also being the southeast corner of the property conveyed to Dewitt C. Thompson, IV of record in Instrument No. 20140501-0036897, Register's Office for Davidson County, Tennessee;
Thence, following the northerly right-of-way of said Chickering Lane North 34 Degrees 10 Minutes 41 Seconds West. 13.18 Feet to an Iron Rod (New);
Thence, leaving the northerly right-of-way of said Chickering Lane with a new line North 42 Degrees 39 Minutes 59 Seconds East, 593.22 Feet to an Iron Rod (New) on the common boundary of the aforementioned Ragsdale and Thompson property;
Thence, following the common boundary of said Ragsdale and Thompson South 45 Degrees 40 Minutes 09 Seconds East, 40.96 Feet to an Iron Rod (Old), being an a common corner of said Ragsdale and Thompson;
Thence, following the common boundary of said Ragsdale and Thompson property South 45 Degrees 22 Minutes 18 Seconds West, 595.70 Feet to the Point of Beginning.
Containing 16,005 Square Feet or 0.37 Acres.

Being the same property conveyed to Harold Ray Ragsdale by Quitclaim Deed dated September 27, 2017 from DeWitt C. Thompson, IV of record in Instrument No. 20170929-0099862, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 5200, Page 53,, of the Public Records of Davidson County, Tennessee. Easement recorded in Official Records Book 5832, Page 953, of the Public Records of Davidson County, Tennessee.

This is improved property known as 4412 Chickering Lane, Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 18th day of March, 2025.

Harold Ray Ragsdale

Harold Ray Ragsdale

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, HAROLD RAY RAGSDALE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of March, 2025.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/13/2028
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 March 18, 2025 (date of document).

Affiant Signature

3-19-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of March 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029