This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-5462-RD

Karen Johnson Davidson County
Batch# 1252542 DEEDWARR
03/27/2025 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,512.30
20250327-0022965

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $679,000.00.

Michelle Martin
Affiant

Subscribed and sworn to before me, this the 26th day of March, 2025.

Notary Public
My Commission Expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jennifer Heath Ragan<br>506a 36th Avenue North<br>Nashville, TN 37209 | First Community Mortgage<br>2162 Robert Rose Dr.<br>Murfreesboro, TN<br>37129 | 092 09 4S 001.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Brandon Huber and Eleanor Leanne Huber, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Jennifer Heath Ragan , a single person,** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit "A" on the plan of 506 36TH AVENUE NORTH TOWNHOMES, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 506 36TH AVENUE NORTH TOWNHOMES, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161103-0116192, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Eleanor Leanne Huber and Brandon Huber, husband and wife, by Warranty Deed from JNO Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220603-0064330, in the Register's Office of Davidson County, Tennessee, dated June 01, 2022 and recorded on June 03, 2022.

This is improved property located at: **506a 36th Avenue North, Nashville, TN 37209.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 26th day of March, 2025.

GRANTOR:

Brandon Huber

Eleanor Leanne Huber

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon Huber and Eleanor Leanne Huber, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of March, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 3/26/25.

Affiant Signature

3/27/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY