Karen Johnson Davidson County
Batch# 1260899 DEEDWARR
04/17/2025 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,846.30
20250417-0029559

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38575	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $499,000.00. Affiant Subscribed and sworn to before me this 17th day of April, 2025. Notary Public My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires SEPT. 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gabriel Bayley Ragsdale 113 Elberta Street Nashville, TN 37210	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Map and Parcel No.: 11905023800

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, Kenneth F. Hinman, an unmarried man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Gabriel Bayley Ragsdale, an unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 113 Elberta Street, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 17th day of April, 2025.

Kenneth F. Hinman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth F. Hinman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2025.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot Nos. 177, 178, and 179 on the Map of Subdivision of Lot Nos. 3 and 4 and Parts of 5 and 6, Cumberland Nurseries Plan, of record in Book 332, page 148, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 177, 178 and 179 fronts 50 feet on the southerly side of Elberta Street and runs back between parallel lines, with the easterly margin of an alley, 156 feet to the northerly line of Lot No. 176 on said Cumberland Nurseries Plan.

Being the same property conveyed to Kenneth F. Hinman, an unmarried man, by deed from Emily Tran and Nicholas Hardesty, wife and husband, of record as Instrument No. 20220608-0065626, Register's Office for Davidson County, Tennessee

This conveyance is made subject to:

1. 2025 City/County Taxes, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, Page 148, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, William T. Smith, 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 April 17, 2025.

Affiant Signature

Date: April 17, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of April, 2025.

Notary's Signature

My Commission Expires: 10/14/2027

Notary's Seal

