WARRANTY DEED

Karen Johnson
Batch # 1270424
05/08/2025 10 23 15 AM
Fees $13 00 Taxes $1,553 63

Davidson County
DEEDWARR
2 pgs

20250508-0036047

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 05/09/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires USE 2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Isaac Deter-Wolf	**NEW OWNER**	
(NAME)	(NAME)	**083-02-0-072 00**
1435 Roberts Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA CAROL RAGAN, EXECUTRIX OF THE ESTATE OF ELIZABETH RAGAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISAAC DETER-WOLF,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being part of Lot No 12 on the Plan of Sharpe and Horn's Subdivision of Elwood Place, of record in Plat Book 332, page 18, Register's Office, Davidson County, Tennessee

Beginning on the Northerly margin of Roberts Avenue at an iron pin located 4 5 feet East of the corner of Lots 11 and 12, thence with the Northerly margin of Roberts Avenue Eastwardly 77 0 feet to an iron pin on the Westerly margin of an alley, thence with said alley Northwesterly 160 9 feet to an iron pin, thence Westwardly 15 8 feet to an iron pin on the Easterly line of Lot No 11, thence Southwardly 145 0 feet to the beginning

Being the same property conveyed to Betty Ragan, a single woman by Warranty Deed from Thomas Richard Hammett, individually and as Administrator of the Estate of Patricia Anne Hammett Todd, deceased and Executor of the Estate of Peggy Ann Heacock Hammett, deceased of record in Instrument No 20090804-0073075 Register's Office for Davidson County, Tennessee, dated July 31, 2009 and recorded on August 04, 2009

Said Betty Ragan being one in the same as Elizabeth Ragan, having since deceased on or about December 2, 2024 Lisa Carol Ragan, Executrix of the Estate of Elizabeth Ragan, has the full power to sell and convey the subject property without joinder of any beneficiary as set forth in Docket Number 24P2560, the Seventh Circuit Court, Probate Division, of Davidson County Tennessee, at Nashville

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 18, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1435 Roberts Avenue, Nashville, Tennessee 37206**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 30 DAY OF APRIL, 2025

The Estate of Elizabeth Ragan

BY: Lisa Carol Ragan

Lisa Carol Ragan
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA CAROL RAGAN, EXECUTRIX of the THE ESTATE OF ELIZABETH RAGAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 30th of April, 2025

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212