Karen Johnson Davidson County
Batch# 1281824 DEEDWARR
06/05/2025 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250605-0044438

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $480,000.00

Affiant

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 2nd DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Haley Noel McPherson and Carlos Alexander Ragudo	Haley Noel McPherson and Carlos Alexander Ragudo	188-10-0A-024.00-CO
(NAME) 2113 Glenn Haven Drive	(NAME) 2113 Glenn Haven Drive	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Brent Smedley, unmarried, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Haley Noel McPherson, and Carlos Alexander Ragudo, both unmarried , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Final Plat of Carothers Crossing, Phase 2, Section 1, Lots 21-61, of record in Plat at Instrument No. 20070807-0093924, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brent Smedley by Warranty Deed from Haley M. Cromwell of record in Instrument No. 20201014-0119342 Register's Office for Davidson County, Tennessee, dated October 7, 2020 and recorded on October 14, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 2113 Glenn Haven Drive, Nolensville, TN 37135

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30 day of MAY, 2025.

Brent Smedley

STATE OF VIRGINIA
COUNTY OF Arlington

On this 30th day of May, 2025, before me personally appeared Brent Smedley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of May, 2025.

Notary Signature
My commission expires: 09/30/2027

MARWA MOHAMED
Notary Public
Commonwealth of Virginia
Registration No. 7843618
My Commission Expires Sep 30, 2027

Certificate of Authenticity

I, Adde Dilworth, 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 **May 30, 2025**.
Date

Affiant Signature

05/30/2025
Date

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **30th** day of **May**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary's Seal (of on paper)