Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Bain Ragsdale and William Hays Ragsdale, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Reed Trapp, a single person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots number 125, 126 and the southerly 10 feet of Lot Number 124 on the Map of McEwen Place, of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee, and part of an abandoned alley lying adjacent to said Lots by Bill Number 1147, of record in the Office of the Davidson County Metro Clerk. Said Lots, part of lot and part of abandoned alley adjoin and front together 70 feet on the Easterly side of Avondale Drive (formerly Ivins Street) and run back between parallel lines 135.5 feet to the center of said abandoned alley.

Being the same property conveyed to Emily Bain Ragsdale and William Hays Ragsdale, wife and husband by Warranty Deed from Katie Wiggins Gregory and Caleb Elijah Gregory, wife and husband of record in Instrument No. 20200827-0097035 Register's Office for Davidson County, Tennessee, dated August 24, 2020 and recorded on August 27, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 405 Avondale Drive, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Sarah Reed Trapp **405 Avondale Drive** **Nashville, TN 37206**	**Morgan Stanley Private Bank, National Association** **4270 Ivy Pointe Boulevard, 4th Floor** **Cincinnati, OH 45245**	**083-10-0-095.00**

Karen Johnson Davidson County
Batch# 1291522 DEEDWARR
06/30/2025 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,796.83
20250630-0051085

WITNESS THE EXECUTION HEREOF this 12th day of June, 2025.

Emily Bain Ragsdale

William Hays Ragsdale

State of Tennessee)
County of Davidson)

On this 12th day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Emily Bain Ragsdale and William Hays Ragsdale, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 755,900.00.**

Affiant

Sworn and subscribed before me on this the 27th day of June, 2025.

Notary Public

My Commission Expires: 7.1.2025

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

True Copy Certification

I, Tammy Carmack 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 this the 12th day of June, 2025.

Affiant Signature _____
Date 6.27.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of June, 2025.

Notary's Signature _____
MY COMMISSION EXPIRES: 7.7.2025

