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

39-B
File #25-1158

Karen Johnson Davidson County
Batch# 1292138 DEEDWARR
06/30/2025 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20250630-0051524

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 **Aaron J. Burzynski and Meagan L. Burzynski, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ricky J. Ragan and Lauren K. Ragan, husband and wife**, 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 Lot No. 9 on the Plan of Final Plat of Summitt Hills Subdivision (incorrectly conveyed in a prior deed as (Summit Hills) as shown on Plat Book 9700, Page 702 in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more Particular description of said property.

Being the same property conveyed to Aaron J. Burzynski and Meagan L. Burzynski, husband and wife by Warranty Deed from Toni J. Rothfuss of record in Instrument No. 20150924-0096892 Register's Office for Davidson County, Tennessee, dated September 21, 2015 and recorded on September 24, 2015.

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: 437 Newton Court, Nashville, TN 37209.

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 #:
Ricky J. Ragan **437 Newton Court** **Nashville, TN 37209**	**New Owner**	**091-13-0-376.00**

WITNESS THE EXECUTION HEREOF this 27th day of June, 2025.

Aaron J. Burzynski

Meagan L. Burzynski

State of Tennessee)
County of Davidson)

On this 27th 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 Aaron J. Burzynski and Meagan L. Burzynski, 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 COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of ~~Davidson~~)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 725,000.00.**

Lauren K Ragan
Affiant

Sworn and subscribed before me on this the 30th day of June, 2025.

Notary Public

My Commission Expires: 7/25/26

LEWIS BRONER MCCOY CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC

202506300051524

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 6/27/2025 (date of document).

L. Broner McCoy
Date: 6/30/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 30th day of June, 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY