Karen Johnson Davidson County
Batch# 1310271 DEEDWARR
08/15/2025 07:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20250815-0064959

WARRANTY DEED

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

File No. EM-25-10579

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Spooner	**New Owner**	
(NAME)	(NAME)	146-10-0-063.00
5033 Ragland Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **5033 Ragland LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Spooner, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Ragland Estates of record in Plat Book 2663, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 21 fronts 238.4 feet on the West side of Ragland Drive and runs back between lines 190 feet on the Northerly line and 187.3 feet on the Southerly line to a dead line in the rear, measuring 222.6 feet thereon.

Being the same property conveyed to C. Robinson, a married man by Warranty Deed from John Michael Parker and Jennifer Carey Parker, husband and wife of record in Instrument No. 20211124-0156079 Register's Office for Davidson County, Tennessee, dated November 22, 2021 and recorded on November 24, 2021.

Being the same property conveyed to 5033 Ragland LLC, a Tennessee Limited Liability Company by Quit Claim Deed from C. Robinson of record in Instrument No. 20241203-0093659 Register's Office for Davidson County, Tennessee, dated November 21, 2024 and recorded on December 03, 2024.

This is property more commonly known as 5033 Ragland Drive, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we

do covenant with the said GRANTEES 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 GRANTEES, 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 this 13th day of August, 2025.

5033 Ragland LLC, a Tennessee Limited Liability Company

By:_____
Josh Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Emily Manno of the state and county mentioned, personally appeared Josh Hunter, Authorized Agent of 5033 Ragland LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of 5033 Ragland LLC, the within named bargainor, a Limited Liability Company, and that such Josh Hunter, Authorized Agent of 5033 Ragland LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN, this 13th day of August, 2025.

Notary Signature

Printed Name: Emily Manno

My commission expires:_____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 August 13, 2025.
Date

Affiant Signature

8/13/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of August, 2025

Notary's Signature

My Commission Expires: January 31st, 2026
Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON