Karen Johnson
Batch # 1342196
11/05/2025 10 00 12 AM
Fees $13 00 Taxes $4,440 00
Davidson County
DEEDWARR
2 pgs
20251105-0088156

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00 Affiant Subscribed and sworn to before me, this the 3rd day of November, 2025 Notary Public My commission expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers:
Aaron Shogren Raymond and Emily S Raymond	NEW OWNER	131-03-1T-001 00-CO
1906 Warfield Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BEN LICHT, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON SHOGREN RAYMOND AND EMILY S. RAYMOND, HUSBAND AND WIFE, AND DAWN L. SHOGREN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 1 of 1908 Warfield Cottages Now To Be Known As 11 Colonial Cottages, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150811-0080310, amended in Instrument No. 20151118-0117041, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants , in said Declaration, the plat filed as Exhibit "A" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Ben Licht, a single man by Warranty Deed from Michael B. McPherson and Lindsey Mcpherson, husband and wife of record in Instrument No. 20200407-0036609 Register's Office for Davidson County, Tennessee, dated April 03, 2020 and recorded on April 07, 2020

Being the same property conveyed to 4D Realty LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Ben Licht, a single man of record in Instrument No. 20250718-0056681 Register's Office for Davidson County, Tennessee, dated July 17, 2025 and recorded on July 18, 2025 . .

Being the same property conveyed to Ben Licht, a single man by Quit Claim Deed from 4D Realty LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250819-0066145 Register's Office for Davidson County, Tennessee, dated August 18, 2025 and recorded on August 19, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1906 Warfield Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of November, 2025.

Ben Licht

STATE OF NEW YORK
COUNTY OF Rockland

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ben Licht, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2025.

GABRIELLE A MARTIN
Notary Public - State of New York
NO 01MA6439449
Qualified in Orange County
My Commission Expires Aug 29, 2026

Notary Public

My Commission Expires: 8-29-26