Karen Johnson
Batch # 1387625
03/03/2026 11:39:22 AM
Fees: $13.00 Taxes: $1,250.60

Davidson County
DEEDWARR
2 pgs

20260303-0016683

WARRANTY DEED

File No.: 2026-0098

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00.

Affiant

Subscribed and sworn to before me on FEBRUARY 27, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: My Commission Expires: May 20, 2[illegible]

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Arnold Gagnon and Shannon Gagnon 307 Plantation Court Nashville, TN 37221	Arnold Gagnon and Shannon Gagnon 307 Plantation Court Nashville, TN 37221	142-05-0A-064.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RONALD PAUL PRATT, AN UNMARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ARNOLD GAGNON AND SHANNON GAGNON, HUSBAND AND WIFE**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. K-4, together with the Carport designated No. K-4-C, in River Plantation, Section Two, a Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two, Condominium Apartments, recorded in Book 4460, pages 136 and 137 of the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4661, page 334, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to RONALD PAUL PRATT, AN UNMARRIED MAN, by deed from DANIEL K. SULLIVAN, EXECUTOR OF THE ESTATE OF WILLIAM P. GRIFFIN, IV, of record in Instrument No. 20240828-0066148, dated August 27, 2024, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 307 Plantation Court, Nashville, TN 37221.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on February 27, 2026.

Grantor:

Ronald Paul Pratt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ronald Paul Pratt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2026.

Notary Public

My Commission Expires:

My Commission expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY