Karen Johnson Davidson County
Batch# 1398619 DEEDWARR
03/27/2026 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260327-0024559

WARRANTY DEED

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J & R Global Services LLC, a Tennessee limted liability company	SAME	13311017500
(NAME)	(NAME)	
3208 Appaloosa Court		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patricia Nell Hagewood,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **J & R Global Services LLC, a Tennessee limted liability company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 222 on the plan of Valley View Meadows, Section 2, as of record at Book 3600, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Patricia Nell Hagewood, by deed of record in Book 8505, Page 268 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3837 Valley Ridge Dr, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 26th day of March, 2026.

Patricia Nell Hagewood

Patricia Nell Hagewood

State of Tennessee
County of Davidson

Personally appeared before me Patricia Nell Hagewood, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of March, 2026.

Notary Public
My Commission Expires: 10/21/2028

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 17954

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 3/24, 2026.

Affiant
Date: March 27, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27 day of March 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

