Karen Johnson Davidson County
Batch# 1400263 DEEDWARR
04/01/2026 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $11,099.63
20260401-0026050

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $2,999,900.00.

_____ AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of March, 2026.

_____ NOTARY PUBLIC

My commission expires: _____

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gary Ferguson and Eleanor Ritchey Graham (NAME)	SAME AS NEW OWNER (NAME)	117121G00200CO
3505B Richards Street (ADDRESS)	(ADDRESS)	
Nashville, TN 37215		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Bagwell Construction Co., LLC, a Tennessee limited liability company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Gary Ferguson, an unmarried man, as to a 66.7% undivided interest and Eleanor Ritchey Graham, an unmarried woman, as to a 33.3% undivided interest**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B on the plan of Homes at 3505 Richards Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 3505 Richards Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20240617-0045379, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to BAGWELL CONSTRUCTION CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND MARK T. BROWN CONSTRUCTION, INC., A TENNESSEE CORPORATION, by deed from ROBERT J. MANGIALARDI AND WENDY J. MANGIALARDI, A MARRIED COUPLE, of record as Instrument No. 20240423-0028940, in the Register's Office for Davidson County, Tennessee, dated April 19, 2024.

BAGWELL CONSTRUCTION CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, conveyed said property to MARK T. BROWN CONSTRUCTION, INC., A TENNESSEE CORPORATION, by Quitclaim Deed of record as Instrument No. 20250429-0032797, said Register's Office, dated April 23, 2025.

MARK T. BROWN CONSTRUCTION, INC., A TENNESSEE CORPORATION, conveyed said property to BAGWELL CONSTRUCTION CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20260317-0021215, dated March 17, 2026, said Register's Office.

This property is __unimproved _X_improved property known as: 3505B Richards Street, Nashville, TN 37215.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of March, 2026.

Bagwell Construction Co., LLC

BY: _____ MANAGING MEMBER
Christopher Bagwell, Managing Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Christopher Bagwell, 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 Managing Member of Bagwell Construction Co., LLC, the within named bargainor, a limited liability company, and that such Sole Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Bagwell Construction Co., LLC as Managing Member.

Witness my hand and official seal, this the 30th day of March, 2026.

_____
Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 3/30/26.

Celia Stewart Rouse

Affiant Signature

3/30/26

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 30th day of March, 2026.

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY