Karen Johnson Davidson County
Batch# 1415509 DEEDWARR
05/05/2026 08:56:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20260505-0039975

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
John F. Shea and Ray I. Booth
1128 Travelers Ridge Drive
Nashville, TN 37220

SEND TAX BILLS TO
new owner

MAP/PARCEL
145-07-0-067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DENNIS SAGAN AND JENNIFER RASMUSSEN-SAGAN, HUSBAND AND WIFE,** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **JOHN F. SHEA AND RAY I. BOOTH, MARRIED TO EACH OTHER, AS TENANTS BY THE ENTIRETY,** ("Grantees" herein), their successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s)33, as shown on the map entitled the Plan of Inns of Granny White, of record in Plat Book 6250, page 460, as revised in Plat Book 6900, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DENNIS SAGAN AND JENNIFER RASMUSSEN-SAGAN, HUSBAND AND WIFE, by deed from JOHN SHEA AND RAY BOOTH, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of record as Instrument No. 20180320-0026260, dated March 16, 2018, said Register's Office.

Being improved property known as: 1132 Travelers Ridge Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2026 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 29 day of April, 2026.

DENNIS SAGAN

JENNIFER RASMUSSEN-SAGAN

STATE OF)
COUNTY OF)

Before me, THOMAS D. WILKIE, a Notary Public of the State and County aforesaid, personally appeared **DENNIS SAGAN AND JENNIFER RASMUSSEN-SAGAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at ~~Nashville, TN~~ Scottsdale, AZ, this 29 day of April, 2026.

Notary Public

My Commission Expires: 02-17-2029

THOMAS D. WILKIE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 681244
Expires February 17, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$250,000.00.**

Sworn to and subscribed before me this 4th day May, 2026.

Notary Public

My Commission Expires: 3/6/29

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Paul Sopel, 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 4/29/26 (date of document).

Affiant Signature

5/4/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

