Karen Johnson Davidson County
Batch# 1437287 DEEDWARR
06/23/2026 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260623-0056528

Name and Address of New Owner:
Patrick J. Ragsdale and Lorraine G. Ragsdale
2722 Ennis Rd.
Nashville, TN 37210

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
204 Hicks Road
Nashville, TN 37221

Map & Parcel(s):
119-11-0-094.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Ann Baker, and Brian Weiss, husband and wife,** hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Patrick J. Ragsdale and Lorraine G. Ragsdale, husband and wife**, hereinafter called the GRANTEE, their heirs, successors 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 Lot No. 81 on the Plan of MASHBURN HEIGHTS of record in Plat Book 1835, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Elizabeth Ann Baker, an unmarried woman, by Warranty Deed from Steven J. Pulk, unmarried, of record in Instrument No. 20200729-0083659, in the Register's Office of Davidson County, Tennessee, dated July 29, 2020 and recorded on July 29, 2020.
>
> Brian Weiss hereby joins in this conveyance to convey all their right, title, and interest in and to the subject property.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2722 Ennis Rd, Nashville, TN 37210

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, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 hand this 18 day of June, 2026.

Elizabeth Ann Baker

Brian Weiss

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 18 day of June, 2026, before me personally appeared Elizabeth Ann Baker and Brian Weiss, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 18 day of June, 2026.

Notary Signature
My commission expires: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $405,000.00.

Affiant Signature

Subscribed and sworn to before me, this the 18 day of June, 2026.

Notary Public
My Commission Expires: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Ashley Adams, 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 6/18/26.

Date

Affiant Signature

6/23/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of June, 2026.

Notary's Signature

My Commission Expires: 10/17/2029
Date

Notary's Seal (if on paper)

