Karen Johnson Davidson County
Batch # 1451893 DEEDWARR
07/27/2026 02:28:57 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20260727-0068209

WARRANTY DEED

DM-FWCR-26-5113

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carrie A. Garfinkle and David M. Garfinkle	**Same as New Owner**	
(NAME)	(NAME)	
513 Green Harbor Circle		**155 15 0A 139.00CO**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID R. RAGOSIN AND WIFE. EDRIA M. RAGOSIN, TRUSTEES OF THE RAGOSIN JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D DEC 02 1998 AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARRIE A. GARFINKLE AND DAVID M. GARFINKLE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 139 on the Plan of Stonemeade, Section II, of record in Book 7900, Page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Edria Mirman Ragosin, a married person by Warranty Deed from Centex Real Estate Corporation of record in Book 9184, Page 443, Register's Office for Davidson County, Tennessee, dated December 04, 1993 and recorded on December 13, 1993.

Being the same property conveyed to David R. Ragosin and wife. Edria M. Ragosin, Trustees of The Ragosin Joint Revocable Living Trust Agreement U/A/D Dec 02 1998 and any Successors in Trust, and any amendments thereto by Quitclaim Deed from Edria Mirman Ragosin, Individually of record in Book 11261, Page 684, Register's Office for Davidson County, Tennessee, dated December 02, 1998 and recorded on December 21, 1998.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the P.U.D. Boundary Plat of Stonemeade, of record in Plat Book 6900, Page 799, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Stonemeade, Section II, of record in Plat Book 7900, Page 525, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7701, Page 290, Book 8349, Page 43 and Book 8810, Page 840, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7701, Page 290 (Exhibit "B") and as amended in Book 8517, Page 992, in the Register's Office for Davidson County, Tennessee.
- Charter of Stonemeade Homeowner's Association of record in Book 7920, Page 728, in the Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance to Metro Government for water and sewerage services of record in Book 9531, Page 80 and Book 9531, Page 84, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Book 9740, Page 967, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Line of record in Book 7142, Page 460, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5113 Millbrook Dr, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 24th DAY OF JULY, 2026.

David R. Ragosin and wife. Edria M. Ragosin, Trustees of The Ragosin Joint Revocable Living Trust Agreement U/A/D Dec 02 1998 and any Successors in Trust, and any amendments thereto

BY: Edria M. Ragosin Trustee
Edria M. Ragosin
Trustee

BY: David R. Ragosin TRUSTEE
David R. Ragosin
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDRIA M. RAGOSIN, TRUSTEE of DAVID R. RAGOSIN AND WIFE. EDRIA M. RAGOSIN, TRUSTEES OF THE RAGOSIN JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D DEC 02 1998 AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of July, 2026.

Notary Public
My Commission Expires: Nov 8 2027
(SEAL)

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID R. RAGOSIN, TRUSTEE of DAVID R. RAGOSIN AND WIFE. EDRIA M. RAGOSIN, TRUSTEES OF THE RAGOSIN JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D DEC 02 1998 AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of July, 2026.

Notary Public
My Commission Expires: Nov 8 2027
(SEAL)

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212