This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,235,000.00.

Affiant

Subscribed and sworn before me this the 20th day of August, 2026.

Notary Public
My commission expires: 3-20-28

Karen Johnson Davidson County
Batch# 1464971 DEEDWARR
08/27/2026 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $4,569.50
20260827-0079769

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alexis Garner	_New Owner_____	082-16-0 125.00
610 Russell St.	_____	
Nashville, TN 37206	_____	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN RUSSELL WRIGHT AND AINOA MOURE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TYLER RAGSDALE AND ALEXIS GARNER**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Henry Blood's Addition to East Nashville, of record in Book 21, Page 5, Register's Office for said County.

Said Lot No. 66 fronts 50 feet on the Southerly side of Russell Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to John Russell Wright and Ainoa Moure, husband and wife, by Warranty Deed from Bison Properties, LLC, a Tennessee limited liability company, dated 5/27/2022 and recorded 5/31/2022 in Instrument No. 20220531-0062402, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 610 Russell Street, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 20th day of August, 2026.

John Russell Wright

Ainoa Moure

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Russell Wright and Ainoa Moure, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 2026.

My commission expires:

02-05-30

Notary Public

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/20/26. (date of document).

Affiant Signature

8/24/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

