Karen Johnson Davidson County
Batch# 1470405 DEEDWARR
09/09/2026 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260909-0083417

STATE OF Tennessee
COUNTY OF Warren

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:
7-6-2030
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
111 Westwood Place, Suite 160
Brentwood, TN 37027

DYLAN WARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WARREN

02-NSH26-11763

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jennifer Heath Ragan 316 Sloan Road Nashville, TN 37209		103-08-0B-316.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard D. Bell and Robin C. Rosenbush Bell, Trustees of the Bell Family Trust dated June 17, 2016**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jennifer Heath Ragan, an unmarried woman** , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 316 of Parklane Condominiums, Phase V, Building B, as shown on Exhibit "B" to Master Deed of record in Book 7896, Page 710 and amended in Book 7937, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard D. Bell and Robin C. Rosenbush Bell, Trustees of The Bell Family Trust Dated June 17, 2016 by Warranty Deed from Neeti Anand, a single woman of record in Instrument No. 20221115-0121812 Register's Office for Davidson County, Tennessee, dated November 09, 2022 and recorded on November 15, 2022.

Map/Parcel 103-08-0B-316.00-CO

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 316 Sloan Road, Nashville, TN 37209

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 2ND day of September, 2026

Bell Family Trust dated June 17, 2016

BY: Richard D Bell Trustee
Richard D. Bell, Trustee

BY: Robin C Rosenbush Bell Trustee
Robin C. Rosenbush Bell, Trustee

STATE OF Missouri

COUNTY OF St. Louis

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Richard D. Bell, Trustee of the Bell Family Trust dated June 17, 2016 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at St. Louis County, Missouri, this 2ND day of September, 2026.

Notary Public

My Commission Expires: 10/7/2029

MICHAEL J MEYERS
Notary Public - Notary Seal
STATE OF MISSOURI
Jefferson County
My Commission Expires: Oct. 7, 2029
Commission # 13401298

STATE OF Missouri

COUNTY OF St. Louis

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robin C. Rosenbush Bell, Trustee of the Bell Family Trust dated June 17, 2016 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at St. Louis County, Missouri, this 2ND day of September, 2026.

Notary Public

My Commission Expires: 10/7/2029

MICHAEL J MEYERS
Notary Public - Notary Seal
STATE OF MISSOURI
Jefferson County
My Commission Expires: Oct. 7, 2029
Commission # 13401298

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 certified true and exact copy of the original document executed and authenticated according to law on 09/02/2026.

Affiant Signature

09/04/2026

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202609090083417