Karen Y Johnson Davidson County
Batch# 144028 DEEDWARR
09/21/2018 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $673.40
20180921-0094010

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021 (AFFIX SEAL)

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DARLIN MURCIA-ARITA	DARLIN MURCIA-ARITA	
(NAME) 5008 TRAILWATER DRIVE	(NAME) 5008 TRAILWATER DRIVE	17602002100
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS) ANTIOCH, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David Ramirez and Alma Ramirez, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darlin Murcia-Arita, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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. 191 of Peppertree Forest Subdivision, Section 15, of record in Plat Book 7900, Page 574, said Register's Office to which reference is hereby made for a more complete legal description.

FOR INFORMATION PURPOSES ONLY: 5008 Trailwater Drive, Antioch, TN 37103

Being the same property conveyed to David Ramirez and Alma Ramirez by virtue of that certain Quit Claim Deed dated August 11, 2017, and being of record at Instrument No. 20170815-0083573 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Irma De La Torre and Juan De La Torre by virtue of Quit Claim Deed dated April 10, 2013 at Instrument No. 20130502-0044100 in the said Register's Office.

Being the same property previously conveyed to David Ramirez and Alma Ramirez by virtue of Warranty Deed dated February 16, 2004 at Instrument No. 20041220-0151079 and re-recorded at Instrument No. 20050110-0003200 in the said Register's Office.

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

unimproved
This is improved x property, known as 5008 Trailwater Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the

Witness my hand this 20th day of September, 2018.

David Ramirez
David Ramirez

Alma Ramirez
Alma Ramirez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **David Ramirez and Alma Ramirez,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of September, 2018.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/25/19

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019