RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-4146

Karen Johnson Davidson County
Batch# 223375 DEEDWARR
04/29/2019 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20190429-0039214

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 130,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22nd day of April, 2019

Notary Public

My Commission expires 4/18/2021

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Karen Maradiaga Ramos
108 Dorris Ave.
Goodlettsville, TN 37072-1307
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 01816002900

WARRANTY DEED

19NT00243

Effective the 22nd day of April, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

GARY AIKEN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KAREN MARADIAGA RAMOS, A MARRIED WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 3 and 4 on the Map of Callie Utley Lands in the 10th Civil District, not of record, and described as follows:

Beginning at an iron stake in the southerly margin of Dorris Avenue, 75 feet west of the Edd B. Young Property as conveyed by deed in Book 1644, Page 623, Register's Office for said County and in Book 2275, page 89, said Register's Office; thence South 18 degrees 30 minutes East 160 feet to an iron stake in an old fence line; thence along said fence line, South 81 degrees 30 minutes West 75 feet to an iron stake; thence North 18 degrees 30 minutes West 160 feet to an iron stake in the south margin of Dorris Avenue; thence with said Avenue North 81 degrees 30 minutes East 75 feet to the point of beginning.

Being the same property conveyed to Gary Aiken, an unmarried man, by Warranty Deed from Roy Shrum, unmarried, dated 02/28/2014 and recorded 03/27/2014 as Document 20140327-0025439, Register's Office for Davidson County County, TN.

This is an improved property commonly known as 108 Dorris Ave., Goodlettsville, TN 37072.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 hands this the 22nd day of April, 2019

Gary Aiken

Gary Aiken

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Gary Aiken, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 22nd day of April, 2019.

Notary Public

My commission expires: 1/31/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

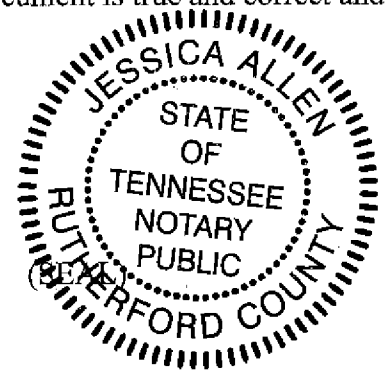
I, Lauren Tipton, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lauren Tipton
Attorney or Custodian

Memorial Title LLC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Jessica Allen, a notary public in and for the aforesaid county and state, the within named Lauren Tipton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jessica Allen
Notary Public

My Commission Expires: 4-18-2021

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