THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319719

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $355,000.00

Affiant

Subscribed and sworn to before me, this29th day of April, 2019.

LAURA ELIZABETH MATHO NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3-13-22

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kailee Ramaekers and Joann Ramaekers 3312 A Elkins Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 092-13-0D-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jane-Coleman Cottone, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kailee Marie Ramaekers, a single woman, and JoAnn Ramaekers, a married woman as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A", on the Horizontal Property Regime for 3312 Elkins Avenue Condominium, as recorded in the Master Deed of record in Instrument No. 20061004-0122960, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JANE COLEMAN HARBISON, by deed from JULIE MARLER, of record in Instrument No. 20150225-0016213, dated February 3, 2015, said Register's Office. Jane Coleman Harbison having since married and is now known as Jane-Coleman Cottone.

Further being the same property conveyed to Jane-Coleman Cottone, married by Quitclaim Deed from Michael Cottone, married to convey any and all interest in said property, marital or otherwise by Instrument No. 201905020040970, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 092-13-0D-001.00-CO.

Master Deed of record in Instrument No. 20061004-0122960, said Register's Office.

This is improved property located at 3312 A Elkins Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

Karen Johnson Davidson County
Batch# 224887 DEEDWARR
05/02/2019 12:36:30 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20190502-0040971

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2019.

Jane-Coleman Cottone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jane-Coleman Cottone, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY