Karen Johnson Davidson County
Batch# 230116 DEEDWARR
05/15/2019 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20190515-0045720

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

WARRANTY DEED

Effective as of **April 30, 2019,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **MISTER NYX, LLC, a Tennessee Limiteday Liability Company,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **CARLOS RAMIREZ and wife, ANASANDRA RAMIREZ,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being a part of the property known as Paterson Flat Rock Tract of Land, and described according to a survey by Phillip E. Holmes, Jr., Tennessee RLS No. 1728, Volunteer Land Surveying Services, P. O. Box 368, Lebanon, Tennessee 37088, dated July 27, 2011, as follows, to-wit:

BEGINNING at an iron pin (old) in the Easterly margin of Nolensville Road and the Northwesterly corner of subject property;

Thence N 70 degrees 38 minutes 36 seconds E 207.50 feet to a point;

Thence S 07 degrees 29 minutes 51 seconds E 79.00 feet to an iron pin (old);

Thence S 70 degrees 09 minutes 04 seconds W 187.84 feet to a point in the Easterly margin of Nolensville Road;

Thence along the Easterly margin of Nolensville Road, N 21 degrees 51 minutes 24 seconds W 79.00 feet to the point of beginning.

This real property being all the property conveyed to Grantor by Quit Claim Deed of record in Instrument No. 20161004-0104723 in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on and recorded in Book 4100, Page 470 and Book 7228, Page 436, of record in the Register's Office of Davidson County, Tennessee; and 2019 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns

forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's 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 the Grantor's hand in New Haven County, State of Connecticut on this 16th day of April, 2019.

GRANTOR:

MISTER NYX, LLC

By: _____

William Shelby Nicks, Member

STATE OF Connecticut
COUNTY OF New Haven

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared William Shelby Nicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized signor to execute the instrument for MISTER NYX, LLC, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of MISTER NYX, LLC, for the company as Authorized Signor.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on the 16th day of April, 2019.

_____
Notary Public

My Commission Expires: 05/31/2022

New Owner Name and Address to: Carlos Ramirez and Anasandra Ramirez 6888 Walnut Hills Drive Brentwood, TN 37027 Property Address: 2640 Nolensville Pike Nashville, TN 37211 Mail tax bills to: Carlos Ramirez and Anasandra Ramirez 6888 Walnut Hills Drive Brentwood, TN 37027 Parcel I.D. Number: 119-09-0-131.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $950,000.00. _____ AFFIANT William Shelby Nicks Subscribed and sworn to before me this 16 day of April, 2019. _____ NOTARY PUBLIC Commission expires: 05/31/2022

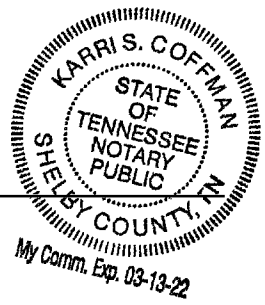
I, Susan P. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Susan P. Davis, 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: _____

Notary's Seal (If on paper)