WARRANTY DEED

Karen Johnson Davidson County
Batch# 260511 DEEDWARR
07/23/2019 08:50:22 AM 2 pgs
Fees: $13.00 Taxes: $913.90

20190723-0071918

County of Rutherford
State of Tennessee
Notary Public
Jennifer Harris

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$247,000.00.**

Nick Peters
Affiant

Subscribed and sworn to before me this 22nd day of July, 2019.

Notary Public
My Commission expires: 9-20-20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Francisco Hernandez Ramos	New Owner	15009010400
2992 Owendale Drive		
Nashville, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Maria J. Cortez, a married woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Francisco Hernandez Ramos, unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Forest View Park Section Four Phase Two of record in Plat Book 5200, Page 674, amended in Book 6220, Page 648, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Maria J. Cortez, a married woman, from Zeno M. Gant and wife, Lesley N. Gant, by deed on March 11, 2019, of record in Instrument Number 20190312-0022562, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 674, amended in Book 6220, Page 648, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4115, Page 674; Book 4320, Page 323; Book 5882, Page 263; Book 6220, Page 646 and Book 6220, Page 648, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 4347, Page and Instrument Number 20020911-0110966, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2992 Owendale Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 22, 2019.

Maria J. Cortez

Maria J. Cortez

BY: _____ Attorney in Fact
Jaina Cakebread, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Jaina Cakebread,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Maria J. Cortez,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Maria J. Cortez,** the bargainor(s), by the said **Jaina Cakebread,** as Attorney-in-Fact.

WITNESS my hand and seal, this 22nd day of July, 2019.

NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/1/22