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: $195,000.00

Affiant Signature
Subscribed and sworn to before me on this the 10th of December 2019.

Notary Public

My Commission expires 3/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Christie Fultz
1903 Heiman Street
Nashville, TN 37208

SEND TAX BILLS TO:
FirstBank
318 Seaboard Lane, Suite 205
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 330815 DEEDWARR
12/17/2019 10:09:37 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20191217-0130026

MAP AND PARCEL NUMBER: Tax ID #: 08115009200

WARRANTY DEED

19NT01218

Effective the 10th of December, 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,

Samuel Kpana-Quamoh and Terrice Ramey, married

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

Christie Fultz, unmarried

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 the Westerly 10 feet of Lot No. 1 and the Easterly 30 feet of Lot No. 2 on the Plan of S. A. Champion's Subdivision of certain lots in the Harding Addition, as of record in Book 161, Page 132, Register's Office for said County.

Said Westerly part of Lot No. 1 and Easterly part of Lot No. 2 adjoin and front together 40 feet on the Northerly side of Herman Street and run back between parallel lines, 150 feet to an alley, according to survey by Hickerson and Miller, Engineers, dated September 20, 1956.

Being the same property conveyed to Samuel Kpana-Quamoh and Terrice Ramey, married, by Quit Claim Deed from Michelle Burks, dated 03/27/2017 and recorded 04/11/2017 in Document No. 20170411-0035400 Register's Office for Davidson County, TN.

This is an improved property commonly known as 1902 Heiman St, Nashville, TN 37208.

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 10th of December, 2019.

Samuel Kpana-Quamoh

Terrice Ramey

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Samuel Kpana-Quamoh and Terrice Ramey**, the within named bargainer 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 10th of December, 2019.

Notary Public

My commission expires: 3/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY