Karen Johnson Davidson County
Batch# 366718 DEEDWARR
03/04/2020 12:23:30 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20200304-0024105

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd
Franklin, TN 37064
615-794-5644

Certificate of Authenticity

I, John A. Bell Jr., 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 TN
County of Davidson
Signature

Personally appeared before me Diane Cashion, a notary public for this county and state, John A. Bell Jr., 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: 3-8-2021
Notary's Seal (if on paper)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DELANA LOWHORN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Reginar Sullo
Affiant

Subscribed and sworn to before me this 2nd day of March, 2020.

Notary Public
My commission expires: 7-6-21

MELODY WEATHERS NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 07-06-2020 DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Nury J. Ramirez Ordonez 302 Ladybird Dr. Nashville, TN 37217	SAME	135-01-0-079

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Hannah Kahle Do Nascimento, a married woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nury J. Ramirez Ordonez, a single woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 106 on the Plan of Town Park Estates of record in Book 3300 Pages 64 & 65, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description but also described as follows:

Said Lot No. 106 fronts 36.07 feet on the northerly side of Ladybird Drive and runs back 225 feet on the easterly line and 206 feet on the westerly line to a dead line in the rear, which is a broken line, on which it measures 226.35 feet.

Being the same property conveyed to Hannah Kahle Do Nascimento, married by deed from Metropolitan Nashville Airport Authority of record in Instrument No. 20101109-0089988, Register's Office for Davidson County, Tennessee, and dated October 12, 2010.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded in Book 3400, Page 120 in the official records of Davidson County Register of Deeds.

2. Avigation Easement of record in Instrument No. 20101109-0089990, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the plan of Town Park Estates of record in Plat Book 3300 Page 64 & 65 Register's Office for Davidson County, Tennessee.

This property is improved property known as 302 Ladybird Drive, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Willian Do Nascimento joins in this conveyance to convey any marital interest that he may have.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 2nd day of March, 2020.

Hannah Kahle Do Nascimento

Willian Do Nascimento

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of March, 2020, before me personally appeared Hannah Kahle Do Nascimento and Willian Do Nascimento, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of March, 2020.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY