ADDRESS NEW OWNER: James Henry Suter, IV
Victoria Page Suter
3012 Reelfoot Drive
Nashville, TN 37214

SEND TAX BILL TO: Pinnacle Bank
150 3rd Avenue South,
Suite 1000, Nashville
TN, 37201

MAP-PARCEL NOS. 108-12-0-120.00

Karen Johnson Davidson County
Batch# 369003 DEEDWARR
03/06/2020 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200306-0025724

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **ELYI RAMIREZ, A MARRIED WOMAN** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **JAMES HENRY SUTER IV, UNMARRIED AND VICTORIA PAGE SUTER, UNMARRIED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Reelfoot, Section One of record in Plat Book 5200, Page 641, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elyi Ramirez, a single woman, from Jeremy A. Shrum and Morgan Shrum by Warranty Deed recorded on May 2, 2016, of record in Instrument No. 20160502-0042801, Register's Office for Davidson County, Tennessee.

Ian Saunders, spouse of Elyi Ramirez, joins in this deed to convey any and all interests he may have in said property including but not limited to any marital rights therein.

This is property with a common address of 3012 Reelfoot Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 5200, Page 641, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 6160, Page 278 and Book 6177, Page 105, said Register's Office.(4) Deed of Conveyance of record in Book 7322, Page 355 and Book 7322, Page 371, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of February 2020.

Elyi Ramirez

Ian Saunders by Elyi Ramirez Attorney in Fact
Ian Saunders by Elyi Ramirez, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Elyi Ramirez, married,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of February 2020.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of February 2020 personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Elyi Ramirez, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Ian Saunders and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Limited Power of Attorney recorded in Instrument No. _202003060025723____ in said Register's Office.

Witness my hand and official seal at office, this 27th day of February 2020.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

Affiant

Subscribed and sworn before me this 27th day of February 2020.

Notary Public
My Commission Expires: 5/30/21

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. 2001K021

True Copy Certification

I, RYAN RAFOTH, 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, Taylor Stroud, a notary public for this county and state, Ryan Rafoth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Taylor Stroud
Notary's Signature

My Commission Expires: 1/8/2024
Notary' Seal (if on paper)

