WARRANTY DEED

Karen Johnson Davidson County
Batch# 375716 **DEEDWARR**
03/23/2020 09:12:40 AM 2 pgs
Fees: $13.00 Taxes: $74.00

20200323-0031193

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Bernardo Ramirez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bernardo Ramirez	Bernardo Ramirez	075-00-0-030.00
(NAME)	(NAME)	
4623 Forest Ridge Dr	4623 Forest Ridge Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dennis Lee Hoeppner and Philip Hoeppner,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bernardo Ramirez,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pipe 2' westward from the center of a Hackberry tree at the Northwest corner of this tract, Mrs. Jesse Johnson's South Boundary line and Miss Lenna Cowgill's Northwest corner running thence North 58 1/2 degrees West 387.31 feet to an iron pin in the center of Hadley's Bend Road-CarnesWright's Southwest corner; thence South 1/4 degree East 123.2 to an iron pipe driven in the center of said road; the Northwest corner of Tract No. 2; thence South 59 1/2 degrees East 320.8' to an iron pipe at the Northeast corner of Tract No. 2, Miss Lenna Cowgill's West Boundary line; thence North 32 degrees East 100' to the beginning.

Being part of the same property conveyed to Dennis Hoeppner, single and Philip Hoeppner, single from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust, 2005-WL2, by Special Warranty Deed on July 28, 2006, of record in Instrument Number 20060818-0102034, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit correcting Parcel Numbers of record in Instrument Number 20081106-0110464, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☑

This is improved ☐ property, known as 4215 Hermitage Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hands this 19th day of March, 2020.

Dennis Lee Hoeppner
Dennis Lee Hoeppner

Philip Hoeppner
Philip Hoeppner

State of Tennessee
County of Davidson

Personally appeared before me Dennis Lee Hoeppner, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19 day of March, 2020.

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public Judith C. Jacobs
My Commission Expires: 6-16-23

State of Tennessee
County of Cumberland

Personally appeared before me Philip Hoeppner, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of March, 2020

Melissa Capps
Notary Public ☑ Melissa Capps
My Commission Expires: ⓘ 4-5-23
File No.: 202002051

MELISSA CAPPS
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY
My Commission Expires 4-5-23