THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 410996 DEEDWARR
06/05/2020 12:04:00 PM 2 pgs
Fees: $13.00 Taxes: $2,423.50
20200605-0058091

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Anna Dervishi and Adnan Dervishi 826 Davidson Road Nashville, TN 37205	Owner	115-06-0-100

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Richard Neal Ramsey and Jennifer McKibbin Ramsey, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Anna Dervishi and Adnan Dervishi, Wife and Husband**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all Lot No. 9, Section Six, West Meade Estates, according to survey and plat of same appearing of record in Book 3300, page 76, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 9, which is a corner lot, fronts 170 feet on the northerly margin of Davidson Drive and fronts 155 feet on the easterly margin of Clematis Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 230.8 feet on the northerly line and 246.0 feet on the easterly line to a point of intersection.

Being the same property conveyed to Paul Joseph Higgins and wife, Barbara Young Higgins, by Warranty Deed from John M. Crabtree and Helen R. Crabtree, of record on June 28, 1984, at Book 6327 Page 245, Davidson County Register of Deeds. Further being the same property conveyed to Richard Neal Ramsey and Jennifer McKibbin Ramsey, husband and wife, by Warranty Deed from Paul Joseph Higgins, an unmarried man, Barbara Young Higgins having since died on December 3, 2016, leaving Paul Joseph Higgins as surviving tenant by the entirety, of record on August 14, 2019, at Instrument No. 20190814-0081209, Davidson County Register of Deeds.

This property is commonly known as 826 Davidson Road, Nashville, TN 37205.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 4th **day of June, 2020**:

Richard Ramsey

Jennifer Ramsey

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Ramsey** and **Jennifer Ramsey,** the bargainors, with whom I am personally acquainted or 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, this 4TH day of June, 2020:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$655,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 4th DAY OF June, 2020:

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____