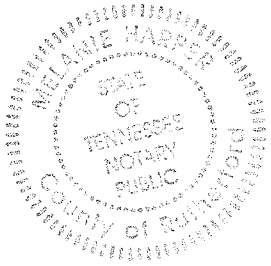
Karen Johnson Davidson County
Batch# 423315 DEEDWARR
06/23/2020 07:46:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20200623-0067115

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June 2020.

Notary Public

MY COMMISSION EXPIRES: 9/19/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sherly Ramirez	Paramount Residential Mortgage Group Inc	162-13-0-136.00
(NAME)	(NAME)	
424 Cedarview Drive	1265 Corona Pointe Court Ste 301	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Corona, CA 92879	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we John D. Hamilton and Patricia G. Hamilton, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sherly Ramirez and Jose Israel Ramirez, wife and husband**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of SECTION ONE, DREAMLAND ESTATES SOUTHEAST, of record in Plat Book 5200, Pages 646-647, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to John D. Hamilton and wife, Patricia G. Hamilton by Warranty Deed dated 08/15/1988 from Donald Nelson and wife, Doris L. Nelson of record in Book 7627, Page 633, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters set forth per Plat Book 5200, Pages 646-647, Covenants of record in Book 6192, Page 926, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 424 Cedarview Drive, Nashville, TN 37211
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15 day June 2020.

John D Hamilton

John D. Hamilton,

Patricia G Hamilton by Jason David Hamilton Attorney in fact

Patricia G. Hamilton by Jason David Hamilton Attorney in Fact

State of Tennessee
County of Rutherford

On this, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jason David Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Patricia G. Hamilton and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in ~~Book _____, Page ____~~, Register's Office of Davidson County, Tennessee. (Instrument No. 20200617-0062469)

Witness my hand and Official seal this 15th day June 2020.

Notary Public:

My Commission Expires: February 10, 2023

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me John D. Hamilton with whom I am personally acquainted

(or proved to me on the basis of satisfactory evidence), and who acknowledged that he

Executed the foregoing instrument for purposes therein contained.

Witness my hand and seal this 15th day of June, 2020.

Notary Public

My Commission Expires: February 10, 2023

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Return to:
Regal Title, LLC
316 W. Main St
Murfreesboro, TN 37130

True Copy Certification

I, Melanie Harper, 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 Rutherford

Personally appeared before me, Shannon Gilbert, a notary public for this county and state, Melanie Harper 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: 8/19/2023

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY