Name and Address of New Owner:
Pedro Antonio Ramos Primero
1404 Brannom Drive
Madison, TN 37115

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 430027 DEEDWARR
07/02/2020 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20200702-0071749

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 063-01-0-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert B. Tishaw and wife, Tamara S. Tishaw**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Pedro Antonio Ramos Primero, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Lazy Acres Subdivision, of record in Book 3500, Page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 140.01 feet along the Westerly margin of Brannom Drive and runs back 340.8 feet on the Southerly line and 360.45 feet on the broken Northerly side line, to a line at the rear measuring 86.5 feet thereon.

Being the same property conveyed to Robert B. Tishaw and wife, Tamara S. Tishaw by Warranty deed from Francisco J. Rodriguez and wife, Marisol Rodriguez, of record in Instrument No. 20070626-0076047, Register's Office for Davidson County, Tennessee, dated June 22, 2007 and recorded on June 26, 2007. (Value of consideration shown in aforementioned deed $185,000.00.)

Being also known as 1404 Brannom Drive, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subdivision Restrictions, Building Lines and Easements of record in Plat Book 3500, Page 146, in the Register's Office of Davidson County, Tennessee.

Deed Restrictions recorded at Book 3909, Page 45, said Register's Office.

Easements of record at Book 6764, Page 73, as recorded in the said Register's Office.

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of June, 2020.

Robert B. Tishaw (SEAL)
Robert B. Tishaw

Tamara S. Tishaw (SEAL)
Tamara S. Tishaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert B. Tishaw and Tamara S. Tishaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2020.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of June, 2020.

Notary Public
My commission expires: 10/2/2023

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. 2020-826

202007020071749

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21