Karen Johnson Davidson County
Batch# 444355 DEEDWARR
07/27/2020 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200727-0082098

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2020.

Notary Public
My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose Ramirez Vargas **Berenice Ramirez**	**First Community Mortgage, Inc.**	**04309009100**
223 Cumberland Avenue	**262 Robert Rose Dr., Ste 200**	
Madison, TN 37115	**Murfreesboro, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Intentional Properties TN, LLC, a California limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Ramirez Vargas and Berenice Ramirez, husband and wife

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:

Land in Davidson County, Tennessee, being Lots 13 and 14 of Block "D", as show on the map entitled Woodlawn Estates, of record in Plat Book 843, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Intentional Properties TN, LLC, a California limited liability company, by Warranty Deed from Henry G. Pile, married, dated November 25, 2019, of record in Instrument No. 20191202-0123661, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 223 Cumberland Avenue, Madison, TN 37115.

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 in 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.

Intentional Properties TN, LLC

MANAGER

By: Patrick T. Keith-Hynes, Manager Date: 7/22/2020

MANAGER

By: Meghan W. Keith-Hynes, Manager Date: 7/22/2020

STATE OF Tennessee

COUNTY OF Washington

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Patrick T. Keith-Hynes and Meghan W. Keith-Hynes** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are Managers of Intentional Properties TN, LLC and that they are authorized by Intentional Properties TN, LLC to execute this instrument on its behalf.

Witness my hand this 22 day of July, 2020.

William M. Taylor
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN

NOTARY PUBLIC

My Commission Expires: 1/28/23

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

