Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 483163 DEEDWARR
09/25/2020 10:09:10 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20200925-0110463

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

KCh
Affiant

Subscribed and sworn to before me, this 18th day of September, 2020.

Notary Public

My commission expires:

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:
Edwin Bustamante **Rebwar Abdallah Bustamante**	New Owner	**183050A00200CO**
3908 October Woods Drive		
Antioch, TN 37013		

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,

Carlos Ramirez and Anasandra Ramirez, Trustees of The CSR Family Trust, dated February 15, 2019

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

Rebwar Gardi Bustamante, unmarried, and Edwin Bustamante, unmarried, as joint tenants with rights of survivorship

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 Lot No. 2 on the Plan of October Woods, Phase One, of record in Plat Book 7900, Page 909, as amended in Book 9700, Page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carlos A. Ramirez and wife, Anasandra Ramirez, by Special Warranty Deed from CitiFinancial Mortgage Loan Corporation, dated December 14, 2004, of record in Instrument No. 20041216-0149843, Register's Office for Davidson County, Tennessee. Carlos A. Ramirez and wife, Anasandra Ramirez, conveyed subject property to Carlos Ramirez and Anasandra Ramirez, Trustees of The CSR Family Trust, dated February 15, 2019, by Quitclaim Deed, dated February 15, 2019, of record in Instrument No. 20190215-0014340, 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 3908 October Woods Drive, Antioch, TN 37013.

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.

The CSR Family Trust, dated February 15, 2019

_____ Date: 9/18/2020
Carlos Ramirez, Trustee

_____ Date: 9/18/2020
Anasandra Ramirez, Trustee

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Carlos Ramirez and Anasandra Ramirez, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The CSR Family Trust, dated February 15, 2019, and that they are authorized by The CSR Family Trust, dated February 15, 2019, to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of September 2020.

_____
NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON