Karen Johnson Davidson County
Batch# 505167 DEEDWARR
10/30/2020 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $251.60
20201030-0126794

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Martha P. Ramirez
Affiant

Subscribed and sworn to before me, this 10/27/2020

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL) WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Patricia Ramirez	Martha P Ramirez (NAME)	119-13-0
3101 Harlin Drive (ADDRESS)	3101 Harlin Dr (ADDRESS)	023.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Archie Cordell Painter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Martha Patricia Ramirez, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of the Addition to a revision of Lots Nos. 93 to 97, inclusive, in H. G. McNabb's Subdivision as of record in Book 1130, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 75.0 feet on the westerly side of Harlin Drive and extends back 174.7 feet on the northerly line and 173.4 feet on the southerly line to a dead line in the rear on which it measures 75.01 feet.

Being the same property conveyed to Tiny B. Robertson and Jean Robertson by deed from Sally Reber of record in Book 5619, Page 68, Register's Office for Davidson County, Tennessee. Said property was subsequently conveyed by Tiny B. Robertson and Jean Robertson to Curtis D. Painter and wife Jean Robertson Painter, by quitclaim deed of record at Book 5727, Page 187, said Register's Office. Lula Painter subsequently conveyed her interest to Charles Darrell Painter by quitclaim of record in Book 6196, Page 385, said Register's Office. Lula Jean Robertson Painter is variously addressed in this chain as Jean Robertson, Jean Robertson Painter, and Lula Painter, all such names referring to one and the same person. Charles Darrell Painter is one and the same person as Curtis Darrell Painter and Curtis D. Painter.

Curtis D. Painter died October 25, 2009, and by Will, admitted to Probate by order of the Seventh Circuit Court for Davidson County, Tennessee, Case 09P-1688, devised the within property to Archie Cordell Painter.

This property is not a residence of Archie Cordell Painter, his spouse or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3101 Harlin 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 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 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 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.

Witness my/our hand(s) this .

27th of October 2020 -

WARRANTY DEED
(Continued)

Archie Cordell Painter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Archie Cordell Painter, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 7/[illegible]/2027

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires 7/9/2022.

