WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-9789-RR

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2020..

Notary Public

MY COMMISSION EXPIRES: 1/3/2023

(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
Richard Keaton	Cedarstone Bank	06413000500
(NAME)	(NAME)	
4304 Old Hickory Boulevard	900 W. Main St.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Lebanon TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 541940 DEEDWARR
12/23/2020 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20201223-0152977

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, Ana Maria Ramirez, a single person, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Richard J. Keaton and Julie A. Keaton, Trustees of the Keaton Living Trust dated February 25, 1997**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 18 of Block 3 on the Plan of Berryville, as of record in Book 421, Page 117, Register's Office of said County.

Said Lot fronts 50 feet on the easterly side of Old Hickory Boulevard Road (formerly Hadley Road) and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Antonio Marquez by Warranty Deed from Cumberland Properties, LLC, dated 04/25/2003 and recorded 05/09/2003, of record in Instrument 200305090062475, Register's Office for Davidson County, Tennessee. The said Antonio Marquez a/k/a Antonio Jose Marquez, having since died on July 30, 2018 intestate. Letters of Administration having been filed In The Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 18P1678, appointing Ana Maria Ramirez as Personal Representative of the Estate of Antonio Jose Marquez. Further an Order to Close the Estate of Antonio Jose Marquez having been filed of record on April 5, 2019, In The Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 18P1678, leaving Ana Maria Ramirez as the sole surviving heir at law.

Subject to all matters shown on the plat of record in Plat Book 421, Page 117, in the 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 ☒ 4304 Old Hickory Boulevard, Old Hickory, TN 37138

(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 15th day of December, 2020.

Anna Ramirez

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ana Maria Ramiraez, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public:
My Commission Expires: 6-9-2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

