Karen Johnson Davidson County
Batch# 551168 DEEDWARR
01/11/2021 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,660.93
20210111-0004306

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,900.00

Ricardo Ramirez-Olvera
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF January, 20 21.

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Ricardo Ramirez Olvera	SEND TAX BILLS TO: owner at owners	MAP-PARCEL NUMBERS
(NAME) 460 Annex Avenue	(NAME) address	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **W. Wright & Co. LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Ricardo Ramirez Olvera,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1 - 3280 Kings Lane , Nashville, TN 37218 - M&P - 05900017600 (Improved property)
Land in the 13th Civil District of Davidson County, Tennessee, being property known as Tract I on a survey of the W. P. Bray Property, dated June 26, 1974, by the Southern Land & Associates, being more particularly described as follows: Beginning at a point in the Northerly margin of Kings Lane being the Southwest corner of the King Lane Church of Christ Property, thence along said margin South 79 degrees 16 minutes West 20 feet to a point; thence leaving said margin North 6 degree 45 minutes West 361.78 feet to a point; thence South 85 degrees 18 minutes West 62.36 feet to a point, thence North 6 degrees 45 minutes West 479.35 feet to a point; thence North 84 degrees 45 minutes East 203.36 feet to a point; thence South 6 degrees 45 minutes East 431.70 feet to a point; thence North 84 degrees 45 minutes East 179.94 feet to a point; thence South 6 degrees 42 minutes East 378.79 feet to a point in the Northerly margin of Kings Lane, thence along said margin South 79 degrees 16 minutes West 50 feet to a point; thence leaving said margin North 6 degrees 42 minutes West 333.57 feet to a point; thence South 84 degrees 45 minutes West 235 feet to a point; thence South 29 degrees 45 minutes West 27 feet to a point, thence South 6 degrees 45 minutes East 336 feet to the point of beginning and containing 3.00 acres, more or less.

Tract II - 3262 Kings Lane , Nashville, TN 37218 - M&P 05900017500 (unimproved property)
Land in the 13th Civil District of Davidson County, Tennessee, being property known as Tract II, described according to a drawing made by Southern Land Associates, Inc. on June 26, 1974, and being more particularly described as follows: Beginning at a point in the North margin of Kings Lane, said point being the Southwest corner of the W. P. Bray Property; thence leaving said point along Kings Lane's North margin South 79 degrees 16 minutes West 100.00 feet to a point, said point being the South East corner of Tract No. 1; thence leaving the North margin along the common line between Tract 1 and Tract 2 as follows: thence North 06 degrees 42 minutes West 378.79 feet to a point; thence South 84 degrees 45 minutes West 179.94 feet to a point; thence North 06 degrees 45 minutes West 431.70 feet to a point; thence South 84 degrees 45 minutes West 203.36 feet to a point, said point being the North West corner of Tract No. 1 and on the East line of the Rosa Adcock property; thence along Adcock's East line North 06 degrees 45 minutes 266.98 feet to a point, said point being on the South line of the Frank Bailey, Jr. property; thence along Bailey's South line North 56 degrees 20 minutes East 103.35 feet to a point, said point being a common point to the Bailey and YMCA property; thence with YMCA's South line South 69 degrees 45 minutes East 370.00 feet to a point, said point being the North West corner of the W. P. Bray Property; thence along Bray's West line as follows: thence South 07 degrees 59 minutes East 548.03 feet to a point; thence North 82 degrees 41 minutes East 51.25.feet to a point; thence South 06 degrees 42 minutes East 413.59 feet to the point of beginning and containing 5.56 acres, more or less.

Being a portion of the same property conveyed to W. Wright & Co., LLC by Warranty Deed of record in Instrument No. 20170517-0048764, Register's Office for Davidson County, Tennessee. As Corrected in

Scrivener's Affidavit record in Instrument Number 20200824-00095654, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

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 hand this 8th day of January, 2021.

W. Wright & Co., LLC

Waddell Wright, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Waddell Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of W. Wright & Co., LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of W. Wright & Co., LLC by himself as Sole Member.

WITNESS my hand and official seal at office this 8th day of January, 2021.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022