Karen Johnson Davidson County
Batch# 570835 DEEDWARR
02/09/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20210209-0018369

WARRANTY DEED

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp May 2, 2022
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Robert Jacob Ramenofsky and Christina Ramenofsky	NEW OWNER	064-02-0-077.00
(NAME)	(NAME)	
425 Rolling Mill Road		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203818

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, I/we, **Richard Boehm, an unmarried man,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Robert Jacob Ramenofsky and Christina Ramenofsky, 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 Lot No. 217, on the Plan of Brandywine Farms, Section 12, of record in Book 4660, page 51, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Together with a permanent easement and/or right of way conveyed to Steven L. Mann by deed from Gilbert A. Drake and wife, Janet G. Drake, of record in Book 9108, page 667, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument located at the northeasterly corner of Lot 216 on the Plan of Brandywine Farms, Section 12, of record in Book 4660, page 51, Register's Office for Davidson County, Tennessee; thence with the line between Lots 216 and 217 South 32° 02' 02" West 123.63 feet to a point; thence leaving said line North 63° 34' 46" West 9.52 feet to a point; thence South 26° 25' 14" West 96.89 feet to a point in the line between Lots 216 and 217; thence with said line North 32° 02' 02" East to the point of beginning.

Being the same property conveyed to Richard Boehm, unmarried and Jill D. Kollarits, unmarried, with right of survivorship, dated June 15, 2012, of record in Instrument No. 20120625-0055345, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to Richard Boehm by deed from Jill Kollarits, dated December 11, 2012, of record in Instrument No. 20121211-0114082, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3816, page 544 as amended in Book 4728, page 568 and extends in Book 9027, page 222, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 425 Rolling Mill Road, Old Hickory, TN 37138
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 5th day of February, 2021

Richard Boehm by Jill Kollarits attorney in fact

Richard Boehm
by Jill Kollarits, Attorney in Fact

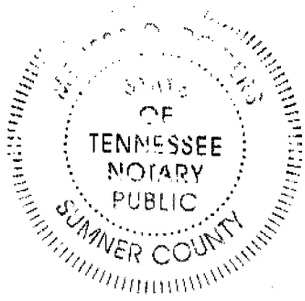
STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me personally appeared Jill Kollarits, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard Boehm, and who acknowledged that she executed the same as the free act and deed of Richard Boehm.

Witness my hand, at office, this 5th of February, 2021.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21



True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022