This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10388-AP

Karen Johnson Davidson County
Batch# 573506 **DEEDWARR**
02/12/2021 09:57:35 AM 2 pgs
Fees: $13.00 Taxes: $1,321.46

20210212-0020219

STATE OF TENNESSEE
COUNTY OF Williamson

W. WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $357,150.00.

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2021.

Notary Public
My Commission Expires: 11-24-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Erica C Raml Dennis Raml 504 Westward Winds Drive Nashville, TN 37221	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100. Brentwood, TN 37027	142-11-0-112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kenneth H. Riggs and Carolyn Riggs, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Erica C Raml and Dennis Raml, wife and husband**, hereinafter called the Grantee(s), his/her/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. 54 on the Plan of Westward Winds of record in Plat Book 3700, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth H. Riggs and Carolyn Riggs, husband and wife, by deed from Evelyn L. Griffin, single, and Claudia Griffin Loring, married, of record in Instrument No. 20111121-0091217, Register's Office for Davidson County, Tennessee, dated November 18, 2011 and recorded on November 21, 2011.

This is improved property located at: **504 Westward Winds Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of February, 2021.

GRANTOR:

Kenneth H. Riggs

Carolyn Riggs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth H. Riggs and Carolyn Riggs, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of February, 2021.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22