RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210200040

WARRANTY DEED

Karen Johnson Davidson County
Batch# 578738 **DEEDWARR**
02/25/2021 11:25:20 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20210225-0023844

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 19th day of February, 2021

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernesto Rodriguez and Eduardo Plaza Javier **2578 Willow Branch Road** **Nashville, TN 37217**	**SAME**	**149-04-0-148.00**

FOR AND IN 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, WE,

Francisco Ramos and wife, Elpidia Ramos

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ernesto Rodriguez and Eduardo Plaza Javier

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. 469 on the Plan of Section 7, of Edge-O-Lake Estates, as of record in Plat Book 3700, Page 79, Register's Office for said County.

BEGINNING at a point on the southwesterly margin of Deerpath Drive, said point being a common corner of Lots 468 and 469; thence running 133.12 feet southwesterly along the line between Lots 468 and 469 to a point; thence running southeasterly 110.0 feet along the line between Lots 469 and 470 to a point on the northwesterly margin of Willowbranch Drive; thence along said Drive, northeasterly 108.12 feet to the beginning of a curve; thence around said curve 39.27 feet and along the southwesterly margin of Deerpath Drive 85.00 feet to the beginning.

BEING the same property conveyed to Francisco Ramos and wife, Elpidia Ramos by Warranty Deed from Wade C. Hutchison, Executor of the Estate of Earl Cosby Hutchison, and Wade C. Hutchison, Lori Hutchison Campbell and Todd O. Hutchison, as the heirs of the Estate of Earl Cosby Hutchison, said Warranty Deed being dated 4/24/2009 and recorded 4/28/2009 in Instrument Number 20090428-0038156, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2517 Deerpath Drive, Nashville, TN 37217**
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 our hands this 19th day of February, 2021.



Francisco Ramos

Elpedia Ramos

Elpidia Ramos

STATE OF MINNESOTA

COUNTY OF Hennepin

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

Witness my hand and official seal at Plymouth Minnesota this 19th day of February, 2021.

Commission Expires: 1/31/2025

Janice L Adams

Notary Public

