Karen Johnson Davidson County
Batch# 585036 DEEDWARR
03/05/2021 07:19:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20210305-0028815

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-132

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of February, 2021

Notary Public

Commission Expires: _____

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alejandro Martinez and Maria De Los Angeles Martinez 3707 Hewlett Drive Nashville, TN 37211	New Owner	133-07-0-083.00

WARRANTY DEED

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, I/WE,

Jerry Ladd Sr., Executor of The Estate of Dorothy C. Ladd

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEJANDRO RAMIREZ MARTINEZ AND MARIA DE LOS ANGELES MARTINEZ, JOINT TENANTS

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:

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

Being Lot No. 5 on the Plan of Parma Heights, of record in Book 2133, Page 23, Register's office for said County.

Said Lot No. 5 fronts 61 feet on the West side of Hewlett Drive and runs back between parallel lines 167 feet to a dead line.

Being the same property conveyed to James W. Ladd and wife, Dorothy C. Ladd by Warranty Deed from William L. Garrett and wife, Billie M. Garrett of record in Book 3405, Page 327, Register's Office for Davidson County, Tennessee, dated July 11, 1962 and recorded on July 20, 1962.

Dorothy Ladd died on July 18, 2020 predeceased by her husband James Ladd who died on December 13, 1997. Dorothy Ladd's will was probated in Docket No. 20P1423 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3707 Hewlett Drive, Nashville, TN 37211

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 so 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.

Dated this the 18th day of February, 2021.

The Estate of Dorothy C. Ladd

By: _____, Executor
Jerry Ladd Sr., Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jerry Ladd Sr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Executor** of **The Estate of Dorothy C. Ladd**, and that as such **Executor**, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of February, 2021

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_____
Notary Public
My Commission Expires: _____

Jonathan Paul Lucas, Esq
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires October 6, 2024

(Notary Seal)

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024