Karen Johnson Davidson County
Batch# 597409 DEEDWARR
03/22/2021 12:28:14 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210322-0037486

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

15470

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $290,000.00.

Affiant

Subscribed and sworn before me this the 19th day of March, 2021.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:
Cinthya Ramirez Martinez
905 Hill Ridge Drive
Antioch, TN 37013

Send Tax Bill to:
Pinnacle
150 3rd Ave S #1000
Nashville, TN 37201

Tax Information:
151-12-0C 055.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROL B. HODGE, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CINTHYA RAMIREZ MARTINEZ, a single woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Plat of Mt. View Subdivision, Section Two, of record in Plat at Instrument No. 20010523-0053206, 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 Carol B. Hodge, a single woman, by deed dated 02/09/2016, from Jason R. Ellis, an unmarried man, of record in Instrument No. 20160219-0016070, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 905 Hill Ridge Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 19th day of March, 2021.

Carol B. Hodge

Carol B. Hodge

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Carol B. Hodge**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of March, 2021.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY