WARRANTY DEED

Karen Johnson Davidson County
Batch# 609382 DEEDWARR
04/07/2021 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,100.60
20210407-0045926

B-AH-21-03700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $838,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: February 20, 2025
(AFFIX SEAL)

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Matthew Stephen Ramsden	SIRVA Mortgage, Inc.	
(NAME)	(NAME)	
3700 Park Avenue	6200 Oak Tree Blvd, Ste 300	**092-13-0-040.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES IRWIN COLE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW STEPHEN RAMSDEN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly part of Lot No.1 of Block No. 8 on the Plan of Charlotte Park Company's Second Addition, as of record in Book 57, Pages 160 and 161, and the Easterly part of a triangular Lot lying between said Lot No. 1 and Lot No. 2 of Block No. 8 on the Plan of Plummer Place, as of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee, said part of Lot No. 1 and the triangular Lot front together 50 feet on the Northerly side of Park, formerly First Avenue and run back between parallel lines, with the Westerly margin of 37th Avenue North, formerly Pilcher Avenue, 150 feet to an alley.

Being the same property conveyed to Tamara L. Hanserd by Warranty deed from Clarence Ervin Feemster and wife Ester Diane Feemster of record in Book 11052, page 590, Register's Office for Davidson County, Tennessee, dated July 30, 1998 and recorded on August 05, 1998.

Being the same property conveyed to James Irvin Cole by Warranty deed from Tamara L. Hanserd, single of record in Instrument No. 20200325-0032592 Register's Office for Davidson County, Tennessee, dated March 24, 2020 and recorded on March 25, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 160 and 161, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20200513-0049800, in the Register's Office for Davidson County, Tennessee.
- Affidavit of Affixation (Manufactured Home) of record in Instrument Number 20200114-0005145 and Instrument No. 20200325-0032593, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3700 Park Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 6th DAY OF APRIL, 2021.

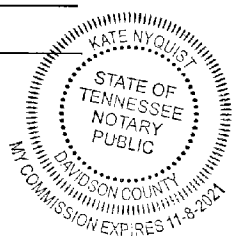
James Irwin Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 6th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

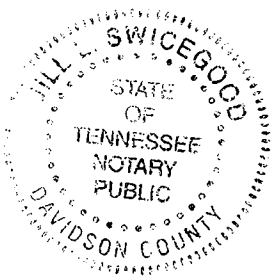
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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