WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mercedes E. Ramas	New Owner	
(NAME)	(NAME)	
1748 Aaronwood Drive		063160A01900CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 609603 DEEDWARR
04/07/2021 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20210407-0046170

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 considerations, the receipt of which is hereby acknowledged, **We Nathan D Miller and Jaclyn L Miller**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mercedes E. Ramas, a married woman**, hereinafter called the GRANTEE(S), his/her/their 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. 49 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, as of record in Plat Book 6900, Pages 550, 551 and 552, as corrected by Certificates of Correction of record in Book 7462, Page 445 and Book 8110, Page 401, and further amended by Amendment to Change Subdivision Name of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lee A. Cohen, Trustee, by Quitclaim Deed from Mary Jane Parsons Miller and Nathan D. Miller, both married and also the same property conveyed to Nathan D. Miller and wife, Jaclyn L. Miller, by Quitclaim Deed from Lee A. Cohen, Trustee, to create a tenancy by the entirety in Nathan D. Miller and wife, Jaclyn L. Miller, dated 05/25/2001 and recorded 05/31/2001, of record in Instrument 200105310056779, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6900, Page 405 and amended in Plat Book 6900, Page 550, corrected in Book 7462, Page 445, surveyor's certificate of correction in Book 8110, Page 401, and amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 7351, Page 852 and Amendment Declarations of record in Book 7451, Page 739 and Book 8336, Page 393, Register's Office for Davidson County, Tennessee. Easements of recorded in Book 7460, Page 930 and Book 7489, Page 515, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Public Utilities Easement recorded in Book 8657, Page 179, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easements of recorded in Book 11030, Page 740 and Book 11030, Page 785, Register's Office for Davidson County, Tennessee. Charter of Chitwood Downs Homeowners Association of record in Book 7431,

Page 204, Register's Office for Davidson County, Tennessee. Quitclaim Deed conveys to Hampton Park Homeowners Association of record in Book 8207, Page 276, Register's Office for Davidson County, Tennessee. Charter of Hampton Park Homeowners Association of record in Book 8517, Page 762, Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of Hampton Park Homeowners Association of record in Book 8833, Page 216, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1748 Aaronwood Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 6th day of April, 2021 .

Nathan D Miller

Jaclyn L Miller

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathan D Miller and Jaclyn L Miller, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this .

Notary Public:
My Commission Expires: 3.17.21

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TRACEY TRUMPHOUS

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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