THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 612025 DEEDWARR
04/09/2021 03:36:30 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20210409-0047784

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
David M. Char and Deborah Y. Char 3033 Summercrest Trail Antioch, TN 37013	~~Owner~~ New Rez PO Box 740039 Cincinnati, OH 45274	164-10-0A-170-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Brittney Ramirez and Michael Ramirez, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **David M. Char and Deborah Y. Char, Husband and Wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

SITUATED IN THE DAVIDSON COUNTY, STATE OF TENNESSEE: BEING LOT NO. 348, ON THE PLAN OF VILLAGE THREE SUMMERFIELD AS SHOWN BY PLAT OF RECORD IN PLAT INSTRUMENT #20001006-0099706 OF THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Brittney Rich, by Warranty Deed from Gregory S. Pullen and wife, Angela Pullen, of record on April 28, 2011, at Instrument No. 20110428-0032661, Davidson County Register of Deeds. Further being the same property conveyed to Brittney Ramirez and Michael Ramirez, husband and wife, by Quitclaim Deed from Brittney Rich, n/k/a Brittney Ramirez, of record on June 25, 2019, at Instrument #20190625-0061252, Davidson County Register of Deeds.

This property is commonly known as 3033 Summercrest Trail, Antioch, TN 37013.
Note that a street address is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 7 **day of April, 2021**:

Michael Ramirez

Brittney Ramirez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Ramirez** and **Brittney Ramirez,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7 day of April, 2021:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$345,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 7th DAY OF April, 2021:

Notary Public

My Commission Expires: 6/3/2024

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC