This document prepared by (and after recording return to):	
Name:	William Davis, Attorney, P.C.
Address:	219 Ward Circle, Ste 6
City, State, Zip:	Brentwood, TN, 37027
Phone:	615-369-0039
File Number:	WWD-3813

Karen Johnson Davidson County
Batch# 638959 DEEDWARR
05/18/2021 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,824.10
20210518-0067188

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Robert A. Jackson, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Edgar G. Castillo Ramirez, married** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Copperfield, Revised of record in Plat Book 6900, Page (s) 555 through 559, inclusive, 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 Robert A. Jackson, unmarried man by Warranty deed from Deborah Lynne Williams, and Scott Williams, wife and husband of record in Instrument No. 20141106-0102478 Register's Office for Davidson County, Tennessee, dated November 04, 2014 and recorded on November 06, 2014.

This is improved property also known as 123 Chuzzlewit Down, Brentwood, TN 37027.

Map and Parcel: 172-01-0A-083.00-CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 11 day of May, 2021.

Robert A. Jackson -Grantor

STATE OF ARKANSAS
COUNTY OF Sharp

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert A. Jackson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11 day of May, 2021.

(SEAL) CARLA M VAUGHN NOTARY PUBLIC ARKANSAS SHARP COUNTY 12374962 EXPIRES 2-10-2030

NOTARY PUBLIC

My Commission Expires: 2/10/2030

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 493,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 17th day of May, 2021.

Affiant

(SEAL)

NOTARY PUBLIC

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 9/7/24

Grantee(s) Name, Address:	Send Tax Statement To:
Edgar G. Castillo Ramirez	NEW OWNER
123 Chuzzlewit Lane	
Brentwood TN 37027	

True Copy Certification

I, **PAUL F. SOPER**, 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 DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

