WARRANTY DEED

Karen Johnson Davidson County
Batch# 650069 **DEEDWARR**
06/04/2021 02:41:27 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20210604-0075392

DM-SB-SR-21-2744

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-21

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)
Miguel Angel Ramierez and Brenda Domingo	**Everett Financial, Inc., dba Supreme Lending**	
(NAME) **2744 Fleet Dr.**	(NAME) **14801 Quorum Drive, Suite 300**	**086 14 0B 170.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Dallas, TX 75254**	
(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, **MATHEW D. DEATON AND CAROLYN DEATON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIGUEL ANGEL RAMIREZ AND BRENDA DOMINGO, HUSBAND AND WIFE,** 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 Lot No. 162 on the Revised Plat of Fleetwood Subdivision, Phase Two, being a Planned Unit Development, of record in Plat Book 6900, Page 969, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mathew D. Deaton and Carolyn Deaton, husband and wife, as tenants by the entirety, by Quitclaim Deed from Mathew D. Deaton, a married man, of record in Instrument No. 20201015-0120302, in the Register's Office of Davidson County, Tennessee, dated September 02, 2020 and recorded on October 15, 2020.

Being the same property conveyed to Mathew D. Deaton, unmarried, by Warranty Deed from Teri D. Martin n/k/a Teri D. Crabtree, of record in Instrument No. 20140130-0008427, in the Register's Office of Davidson County, Tennessee, dated January 27, 2014 and recorded on January 30, 2014.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Fleetwood Subdivision Phase Two, as recorded in Plat Book 6900, Page 969.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fleetwood Subdivision, as recorded in Plat Book 6900, Page(s) 225.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fleetwood Subdivision Phase Two, as recorded in Plat Book 6900, Page(s) 738 and 739.

• Declaration of Covenants, Conditions and Restrictions recorded in Book 7170, Page 987 as amended in Instrument No. 20190605-0053952 and annexation recorded in Book 7628, Page 6, addendum recorded in Book 7940, Page 565 and amendment to bylaws recorded in Instrument No. 20110526-0040493 .

• Storm Water Detention Agreement as set forth in instrument recorded in Book 7107, Page 408.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2744 Fleet Dr., Hermitage, Tennessee 37076**.

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 2nd DAY OF JUNE, 2021.

Mathew D. Deaton

Carolyn Deaton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATHEW D. DEATON, 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 2nd of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN DEATON, 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 2nd of June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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