Karen Johnson Davidson County
Batch# 669863 DEEDWARR
07/01/2021 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20210701-0089597

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Laura Desmond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/17/2023
(AFFIX SEAL)

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Danny Lee Ramsey	Danny Lee Ramsey	Parcel ID: 073 07 0 042.00
(NAME)	(NAME)	
2229 Cabin Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jennifer L. Likes, n/k/a Jennifer L. Holcomb Joseph H. Holcomb, wife and husband,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Danny Lee Ramsey, unmarried,** hereinafter called the Grantees, their heirs and 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. 485, Section Seven, Sunset View, of record in Plat Book 2900, Page 109, Register's Office for Davidson 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 Jennifer L. Likes, an unmarried woman and Joseph H. Holcomb, an unmarried man, by Warranty Deed from Robert J. Pilmer and wife, Debra L. Pilmer, of record in Instrument No. 20091028-0099392, in the Register's Office of Davidson County, Tennessee, dated October 23, 2009 and recorded on October 28, 2009.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2229 Cabin Hill Road, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 29th day of JUNE, 2021

Jennifer L. Likes

Joseph H. Holcomb

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jennifer L. Likes, an unmarried woman Joseph H. Holcomb, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2021.

Notary Public

My Commission Expires: 03-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

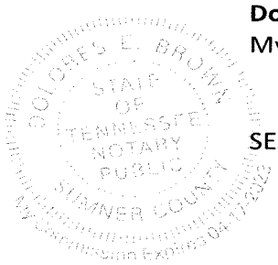
I, **Michelle Mitchell** do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state **Michelle Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dolores E. Brown
My Commission Expires: 4-17-2023



SEAL