Name and Address of New Owner:
Jonathan Ramirez Perez and Javier Ramirez Perez
4550 Packard Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 682780 DEEDWARR
07/23/2021 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20210723-0099317

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 148-15-0-160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Javier Ramirez Hernandez, married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan Ramirez Perez, an unmarried man, Javier Ramirez,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17 on the Revised Plan of Haywood Forest Subdivision, of record in Plat Book 5200, Page 2, corrected in Plat Book 5050, Page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Javier Ramirez Hernandez, married by Deed dated January 9, 2014 from Shevan Kamake and wife, Hozan Noman and Khabat Salih and wife, Ilham Ibrahim, recorded January 13, 2014, in Instrument Number 20140113-0003119, in the Official Records of Davidson County, Tennessee.

The above referenced property is not and has never been the primary residence of the Grantor or his spouse.

This is __X___ improved _____ unimproved property also known as 4550 Packard Drive Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of July, 2021.

Javier Ramirez Hernandez (SEAL)
Javier Ramirez Hernandez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of July, 2021, before me personally appeared Javier Ramirez Hernandez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of July, 2021.

Notary Signature
My commission expires: 1-23-23



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Zade Ramez
(Affiant)

Sworn to and subscribed before me this
12th day of July, 2021.

Notary Public
My commission expires: 1.23.22
File No. 2021-287

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Tim Stillings, 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 on 21 of July, 2021, 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, DeSiree Sailema, a notary public for this county and state, Tim Stillings, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand, at office, this 21 day of July, 2021.

Notary's signature

My commission expires: 03/26/2025

DESIREE SAILEMA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025