Karen Johnson Davidson County
Batch# 686554 DEEDWARR
07/29/2021 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,304.25
20210729-0102263

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00.

~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26TH~~ 28th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025
(AFFIX SEAL)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacob Dobry	New Owner	Parcel ID: 135 05 0 037.00
(NAME)	(NAME)	
306 Honeyhill Drive	" "	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	" "	
(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, **Fred Jones Ramsey, III and Stephanie Ann Ramsey, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jacob Dobry, unmarried man,** 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. 40, on the plan of the Re-subdivision of Lots Nos. 25 thru 43, 55, 64 & 65, Town Park Estates, as of record in Book 3300, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred Jones Ramsey, III, a single person, by Warranty Deed from Margaret L. Brooks, unmarried, of record in Instrument No. 20151214-0125701, in the Register's Office of Davidson County, Tennessee, dated November 19, 2015 and recorded on December 14, 2015.

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 306 Honeyhill Drive, Nashville, TN 37217

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 26th day of July, 2021

Fred Jones Ramsey, III

Stephanie Ann Ramsey

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Fred Jones Ramsey, III and Stephanie Ann Ramsey, husband and wife, 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 26th day of July, 2021.

Notary Public

My Commission Expires: 1.19.25

(SEAL)

BENJAMIN J. BLEICH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/19/2025
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Gregory Vadner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 28, 2021 (date of document).

Affiant Signature

7/28/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 28 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County

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