THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30592

Karen Johnson Davidson County
Batch# 689269 **DEEDWARR**
08/03/2021 10:10:38 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20210803-0104076

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 AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-21

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis Calderon Garcia &7 Olivia Vicencio Ramirez	owners	MAP 162-05-0
5311 Eulala Drive		PARCEL -090.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jason Ross, married**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis Calderon Garcia and wife Olivia Vicencio Ramirez**

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:

Being Lot No. 130 on the Plan of Hickory Valley, Section I, as of record in Book 4175, Page 75, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly Margin of Eulala Drive, at the common corner of Lots Nos. 129 and 130; thence Southwesterly 163.88 feet to a point; then Northwardly 182.01 feet to a point in the Southerly margin of Eulala Court; thence with the same Easterly 100 feet to a point in the beginning of a curve; thence around said curve, Southeasterly 36.07 feet to a point in the Westerly margin of Eulala Drive, thence with the margin of the same, Southerly 100 feet to the point of beginning.

Being the same property conveyed to Jason Ross, married, by Warranty deed from Chaz Vetter and Echo Vetter, husband and wife of record in Instrument No. 20170804-0079933 Register's Office for Davidson County, Tennessee, dated August 03, 2017 and recorded on August 04, 2017.

This property is not now and has never been the residence of the Grantor and is not a marital asset

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5311 Eulala Drive, Nashville, TN 37211.**

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 my hand this the 2nd day of August, 2021.

Jason Ross

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason Ross** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of August, 2021.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE