Karen Johnson Davidson County
Batch# 700416 DEEDWARR
08/18/2021 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210818-0111868

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203

File No. 1-13324 DS

WARRANTY DEED

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Kirsten Vrieden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF AUGUST, 2021.

Bria Sawyers
Notary Public

MY COMMISSION EXPIRES: 5-7-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
APRIL RICHELE MCQUEEN	Legacy Home Loans LLC	
(NAME)	(NAME)	06304001900
113 Clifton Ct.	4004 Hillsboro Pike Ste 216 B	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Nashville TN 37215	
(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, WE, **Brett R. Ramsey and Marybeth Ramsey, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **APRIL RICHELE MCQUEEN, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property being Lot Number 15, on the Plan of Clifton Place, of record in Plat Book 2854, Page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mr. Brett R. Ramsey, by virtue of that certain Quit Claim Deed dated November 10, 2016, and being of record at Instrument No. 20161121-0122736 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Brett R. Ramsey and Jessica L. Ramsey, as husband and wife, by virtue of CASH Deed dated October 12, 2012 at Instrument No. 20121019-0095976 in the said Register's Office.

Marybeth Ramsey joins in the conveyance of the above described property to transfer any and all marital interest she has as the spouse of Brett R. Ramsey.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 2854, Page 86, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 113 Clifton Ct. Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12 day of August, 2021.

Brett R. Ramsey

Marybeth Ramsey

STATE OF Florida
COUNTY OF Escambia

by means of physical presence.

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Brett R. Ramsey and Marybeth Ramsey**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of August, 2021.

Notary Public
My Commission Expires: _____

KATHY T. TRAN
MY COMMISSION # HH 145595
EXPIRES: June 24, 2025

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 8/17/2021.

Kirsten Virden
Affiant Signature

8/17/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of August, 2021..

Bria Sawyers
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

