WARRANTY DEED

Karen Johnson Davidson County
Batch# 704751 DEEDWARR
08/25/2021 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20210825-0115071

File No. AT-21-1238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 4/30/22 (AFFIX SEAL)

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erasmo Ramos Ramirez	NEW OWNER	
(NAME)	(NAME)	
4732 Arapaho Bend	701 COGGIN PASS	148-15-0-101.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	MADISON TN 37115	
(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/we, **Doug Brooks, married and Emory Martin, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erasmo Ramos Ramirez**, HEREINAFTER CALLED THE GRANTEE, 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. 50 on the Plan of Apache Hills Section Five, Part Two of record in Plat Book 5050, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen R. Shouse and Lora J. Shouse by Warranty deed from Jim Woolems and Alex Bonner d/b/a B & W Investments, a partnership of record in Book 6424, page 30, Register's Office for Davidson County, Tennessee, dated November 08, 1984 and recorded on November 12, 1984, Corrective Deed recorded January 03, 1985 in Book 6466, page 905.

Being the same property conveyed to Brandon Adams, Trustee of The 4732 Arapaho Bend Trust by Warranty deed from Stephen R. Shouse and Lora J. Shouse, husband and wife of record in Instrument No. 20210615-0080850 Register's Office for Davidson County, Tennessee, dated June 14, 2021 and recorded on June 15, 2021.

Being the same property conveyed to Doug Brooks and Emory Martin by Warranty deed from Brandon Adams, Trustee of The 4732 Arapaho Bend Trust of record in Instrument No. 20210812-0108666 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 12, 2021.

This was not a martial residence.

Being also known as 4732 Arapaho Bend Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 20th day of August, 2021.

Doug Brooks

Emory Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2021, before me personally appeared Doug Brooks and Emory Martin, 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 20th day of August, 2021.

TIFFANY WHITLOCK STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Signature
My commission expires: 4/30/22

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

AT-2015 (2/5 Warranty Deed

Certificate of Authenticity

I, Allison Taylor, 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 AUGUST 20, 2021.

Date

Affiant Signature

AUGUST 25, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)