Karen Johnson Davidson County
Batch# 749731 DEEDWARR
11/04/2021 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,379.73
20211104-0147834

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $372,900.00

Affiant

Subscribed and sworn to before me, this 26th day of October, 2021.

Kaylan Gilbert
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Leticia Rammal	New Owner	**16208000600**
60 Tusculum Rd		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

Michael S. Little and wife, Jennifer M. Little

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leticia Rammal, a single woman

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. 10, on the Plan of Antioch Park, Section I, of record in Plat Book 3600, Page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Michael S. Little and spouse, Jennifer M Little, by Warranty Deed from Maria Jose Cortez and Edgar B. Soto, wife and husband, dated March 24, 2015, of record in Instrument No. 20150326-0026175, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 60 Tusculum Rd, Antioch, TN 37013.

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 in 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.

Michael S. Little by Susan Riggs, Attorney-In-Fact Date: 10/26/21

Michael S. Little by Susan Riggs, Attorney-In-Fact attorney-in-fact

Jennifer M. Little by Susan Riggs, Attorney-In-Fact Date: 10/26/21

Jennifer M. Little by Susan Riggs, Attorney-In-Fact attorney-in-fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, Susan Riggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Michael S. Little and Jennifer M. Little, and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 26th day of October 2021.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK S. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, **Joshua A. Terry**, 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 October 26th 2021.

Affiant Signature

11/1/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/1/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON