Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 760536 DEEDWARR
11/24/2021 11:48:14 AM 2 pgs
Fees: $13.00 Taxes: $2,617.75

20211124-0156118

39-B
File #21-1718

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth F. Shorette and Brittney Martin Shorette fka Brittney Martin, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Ramsey, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 1105 of Block 172 on the West Nashville Plan, Section 1, of record in Book 57, Pages 74 and 75, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth F Shorette, an unmarried man by Warranty deed from Build Nashville DB2, LLC of record in Instrument No. 201701030000333 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on January 03, 2017

Being the same property conveyed to Kenneth F Shorette, an unmarried and Brittney Martin, unmarried, as tenants in common with right of survivorship by Quit Claim deed from Kenneth F Shorette, an unmarried of record in Instrument No. 201701030000335 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on January 3, 2017. Kenneth F. Shorette and Brittney Martin Shorette are now married.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5202 A Kentucky Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Kevin Ramsey
5202 A Kentucky Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
091-07-0-444.00

WITNESS THE EXECUTION HEREOF this 23rd day of November, 2021.

Kenneth F. Shorette **Brittney Martin Shorette**

State of Tennessee)
County of Davidson)

On this 23rd day of November, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kenneth F. Shorette and Brittney Martin Shorette, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 707,500.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of November, 2021.

Notary Public

My Commission Expires: 01-06-25

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY