WARRANTY DEED

Karen Johnson Davidson County
Batch# 787800 DEEDWARR
01/11/2022 03:25:30 PM 2 pgs
Fees: $13.00 Taxes: $1,243.20
20220111-0003725

DM-ARG-21-2984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10.20.24

(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mitchell Webb	Celebrity Home Loans, LLC	
(NAME)	(NAME)	
2984 Sunnyview Drive	1 Mid Amenca plaza suite # 800	059 01 0 017.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Oakbrook Terrace, IL 60181	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERASMO RAMOS RAMIREZ, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MITCHELL WEBB, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel 059 01 0 017.00

Land in Davidson County, Tennessee, being Lot 303, Buena Vista Estates, Section 6-A, as shown on Plat of Record in Book 4660, Page 6, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erasmo Ramos Ramirez, A Single Man, by Warranty Deed from Entrust Investment, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20210716-0095656, in the Register's Office of Davidson County, Tennessee, dated July 09, 2021 and recorded on July 16, 2021.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Buena Vista Estates, Section 6-A, as recorded in Book 4660, Page(s) 6.

- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4668, Page 223 and Re-recorded in Book 4673, Page 638.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2984 Sunnyview Drive, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 3 DAY OF JANUARY, 2022.

Erasmo Ramos Ramirez by Kellen Nascimento his attorney-in-Fact
Erasmo Ramos Ramirez by Kellen Nascimento as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLEN NASCIMENTO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERASMO RAMOS RAMIREZ, and who acknowledged he/she/they executed the same as the free act and deed of the said ERASMO RAMOS RAMIREZ.

Witness my hand and official seal, this the 3rd LCEB of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 Jan. 3, 2022

Signature 1/3/22 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of January, 2022.

Notary's Signature

10.20.24
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024