Karen Johnson Davidson County
Batch# 790483 DEEDWARR
01/14/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,561.40
20220114-0005915

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138673

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $422,000.00

Affiant

Subscribed and sworn to before me, this 6th day of January, 2022.

BECKY ELIZABETH BURCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 11-19-23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caleb Gardner and Amelia Lewis 1400 Cardinal Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 061 16 0 349.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wesley Ramey and Caitlin Linkous, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caleb Gardner and Amelia Lewis, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 11, Block B, Country Club Estates, as shown on Plat of record in Plat Book 843, Page 95, 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 Wesley Ramey and Caitlin Linkous, husband and wife, by Warranty Deed from Johnna Davis, unmarried, of record in Instrument No. 20150511-0042997, in the Register's Office of Davidson County, Tennessee, dated May 06, 2015 and recorded on May 11, 2015.

"The execution of this instrument is affected by the signature of Chad Pearman as Attorney-in-Fact for Wesley Ramey and Caitlin Linkous, which Power of Attorney is recorded in Book _202201140005914____, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Country Club Estates, as recorded in Plat Book 843, Page(s) 95.

This is improved property located at 1400 Cardinal Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of January, 2022.

Wesley Ramey
by Chad Pearman, as Attorney-In-Fact

Caitlin Linkous
by Chad Pearman, 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, Chad Pearman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Wesley Ramey and Caitlin Linkous and he is authorized by Wesley Ramey and Caitlin Linkous to execute this instrument on their behalf.

Witness my hand, at office, this 6th day of January, 2022.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Tennessee Certification of Electronic Document

I, Sarah Like, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-6-22.

Affiant Signature

1-6-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 6 day of Jan, 2022.

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY