WARRANTY DEED

Karen Johnson Davidson County
Batch# 796409 DEEDWARR
01/27/2022 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20220127-0010105

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF January 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Ramsey	NewOwner	136150B05500CO
(NAME)	(NAME)	
3401 Anderson Road, Unit 51		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, **we Sharon G. Hahn and husband, Martin A. Hahn**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Richard Ramsey and Jennifer Ramsey, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot no. 51, on the plan of a Horizontal Property Regime (Private Element), Phase 2, Smith Spring Townhomes, Revision 1 of record in Instrument No. 20010629-0068937, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sharon G. Hahn and husband, Martin A. Hahn by Warranty Deed from James C. Griffin, unmarried, dated 04/24/2017 and recorded 04/27/2017, of record in Instrument 201704270041345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Covenants, conditions, easements and restrictions recorded in Book 11666, Page 151, and Supplemental Declaration of recorded in Instrument 200107300080392, Register's Office for Davidson County, Tennessee.
Grant of Easement thereof as recorded in Instrument 201711270120856, Register's Office for Davidson County, Tennessee.
StormWater Detention Agreement of record in Book 11540, Page 482, Register's Office for Davidson County, Tennessee.
Articles of Amendment to Charter of Smith Springs Townhomes Association of record in Book 11666, Page 149, Register's Office for Davidson County, Tennessee.
By-Laws of Smith Springs Townhomes Association of record in Book 11666, Page 191, Register's Office for Davidson County, Tennessee.
Quitclaim Deed conveys to Smith Springs Townhomes Homeowners' Association of record in Instrument 200001110003643 and Instrument 200108100086561, Register's Office for Davidson

County, Tennessee.
Articles of Amendment of record in Instrument 200003160026959, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3401 Anderson Road, Unit 51, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 12 day of January 2022.

Sharon G. Hahn
Sharon G. Hahn

Martin A. Hahn
Martin A. Hahn

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon G. Hahn and Martin A. Hahn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of January, 2022.

Notary Public:
My Commission Expires: July 21, 2023

MICHELLE LEE PEPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

202201270010105

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 1/12/2022.

Kimberly D Hicks
Affiant
Date: 1/19/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19 day of January, 2022

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON