Karen Johnson Davidson County
Batch# 799324 DEEDWARR
02/02/2022 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20220202-0012356

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $449,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of January, 2022.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jennifer Buys and Keenan Buys	SAME AS NEW OWNER	057-00-0-077.00
(NAME)	(NAME)	
4644 Cato Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ramcey Rodriguez, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jennifer Buys and Keenan Buys, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being designated as Tract No. 5 on a survey by Hickerson & Hickerson, Engineers, May 9, 1966, as follows:

Beginning on the northerly margin of Cato Road at a point being 762 feet northwesterly from the southwest corner of the property conveyed to Donald R. Carney and wife, by deed from Inez Henderson, of record in Book 3820, page 478, Register's Office for said County; thence north 28° 55' East 1530 feet; thence north 34° 50' west 95 feet to an 18-inch hickory; thence north 7° 30' west 110 feet; thence south 28° 55' west 1622 feet to the northerly margin of Cato Road; thence with the same, South 49° 40' east 150 feet to the beginning, containing 5.1 acres, more or less.

Being the same property conveyed to RAMCEY RODRIGUEZ, by deed from KENDRICK S.W. JANGDHARI AND WIFE, GLORIA JANGDHARI, of record as Instrument No. 20040811-0097028, dated August 10, 2004, said Register's Office.

This property is __unimproved _X_improved property known as: 4644 Cato Road, Nashville, TN 37218.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of January, 2022.

Ramcey Rodriguez

STATE OF GEORGIA
COUNTY OF MUSCOGEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ramcey Rodriguez, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of January, 2022.

Notary Public Tia Renee Farley
My Commission Expires: 02/24/2023

TIA RENEE FARLEY
Notary Public - State of Georgia
Muscogee County
My Commission Expires Feb 24, 2023

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1-20-22.

Date

Celia Stewart-Rouse

Affiant Signature

1-20-22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 20 day of January, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY