M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 812239 DEEDWARR
02/28/2022 10:18:05 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220228-0022204

24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28TH~~ DAY OF FEBRUARY, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4159-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Richelle Angelique Ramirez	NEW OWNER	07412001800
(NAME)	(NAME)	
416 Bonnawood Drive		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety-Nine Thousand Nine Hundred Ninety-Nine And No/100 Dollars ($399,999.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, REBECCA LAY WILSON AND CASEY LAUREN DEEL, A MARRIED COUPLE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHELLE ANGELIQUE RAMIREZ, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Land in Davidson County, Tennessee, being Lot 615 as shown on the map entitled Hermitage Hills, Section Six of record in Plat Book 3300, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rebecca Wilson and Casey Deel, a married couple, by Warranty deed from Jessica Malley, an unmarried woman, and Randall Malley and Lorrie Malley, husband and wife, of record in Instrument No. 20170710-0068977, Register's Office for Davidson County, Tennessee, dated June 10, 2017 and recorded on July 10, 2017.

unimproved ☐
This is improved ☒ property, known as 416 Bonnawood Drive, Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 23 day of February, 2022.

Rebecca Lay Wilson

Casey Lauren Deel

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Lay Wilson and Casey Lauren Deel, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 23 day of February, 2022.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024