RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd., Suite 203
Franklin, Tennessee 37069
File No.: QGT-6012-2022

Karen Johnson Davidson County
Batch# 814635 DEEDWARR
03/03/2022 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20220303-0024157

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00.

Katherene Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2022

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES APRIL 22, 2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kayleigh Reaves and Ben Hartmann 433 Huntington Ridge Drive Nashville, TN 37211	NEW OWNER	161-11-0A-224.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY SIX THOUSAND AND 00/100 Dollars ($286,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CAITLYN E. RAMBO, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KAYLEIGH REAVES, AN UNMARRIED WOMAN AND BEN HARTMANN, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 224 on the Plan of Huntington Ridge Townhomes, of record in Book 4675, page 9, revised in Book 9700, page 846, Register's Office for said County, to which reference is here by made for a more complete and accurate description.

Being the same property conveyed to Caitlyn E. Rambo, unmarried, from Opal Greenway, a married woman, by Warranty Deed dated November 2, 2017 and recorded November 6, 2017 in Instrument #20171106-0113512, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X_ improved property, known as: 433 Huntington Ridge Drive Nashville, TN 37211

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 18th day of February, 2022

GRANTOR(S)

Caitlyn E. Rambo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally, appeared before me, a Notary Public, Caitlyn E. Rambo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of February, 2022.



Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/18/22 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

2/18/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of February, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

