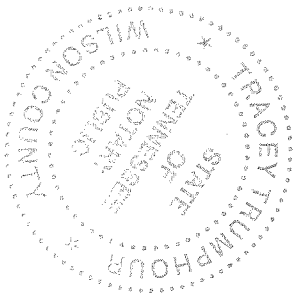
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.8.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ramon Hernandez	Ramon Hernandez	149110A00600CO
(NAME)	(NAME)	
116 East Side Court	116 East Side Court	
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086	La Vergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 822178 DEEDWARR
03/14/2022 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20220314-0029600

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, I/we **Patricia Flores DeVazquez, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ramon Hernandez, a married man,** 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. 6, on the Plan of Rice Hill, Phase 1, of record in Book 6250, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Carlos Flores Ramirez, unmarried and Patricia Flores de Vazquez, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Stephanie L. Weber and husband James F. Weber, dated 10/03/2001 and recorded 10/09/2001, of record in Instrument 200110090109563, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Patricia Flores DeVazquez by Quitclaim Deed from Carlos F. Ramirez, unmarried, dated 06/23/2003 and recorded 07/17/2003, of record in Instrument 200307170100306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6250, Page 858, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 6812, Page 48, Register's Office for Davidson County, Tennessee; Articles of Incorporation of Rice Hill Homeowners Association of record in Book 6824, Page 986, Register's Office for Davidson County, Tennessee; Quitclaim conveys to Rice Hill Homeowners Association of record in Book 7097, Page 613, 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 ☒ 1108 Rural Hill Road, 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 3rd day of March, 2022.

Patricia Flores DeVazquez

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Flores DeVazquez, 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 3rd day of March, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202203140029600

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour 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 3-3-22.

Tracey Trumphour
Affiant
Date: 3-3-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 3 day of March, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY