Karen Johnson Davidson County
Batch# 832872 DEEDWARR
03/31/2022 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220331-0037670

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $315,000

Affiant Signature

Subscribed and sworn to before me on this the 28 Day of March 2022

Notary Public

My Commission expires ____/____/____

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Cynthia Ramos and Eleuterio Ramos
2736 Tucker Road
Nashville, TN 37218

SEND TAX BILLS TO:
Cynthia Ramos and Eleuterio Ramos
2736 Tucker Road
Nashville, TN 37218

MAP AND PARCEL NUMBER: Tax ID # 07006005200

WARRANTY DEED

22NT00421

Effective the 25th Day of March 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Lawrence Edward Whitmore, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Cynthia Ramos and Eleuterio Ramos, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Sumner County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section I, St. Michael's Square, of record in Plat Book 6250, Page 725, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed to Lawrence Edward Whitmore, unmarried by Quit Claim Deed from Amanda McKell, Cathy McKell, and Ray McKell dated 03/17/2015 recorded 03/19/2015 in Book NA, Page NA, as Document Number 20150319-0023493, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is an improved property commonly known as: 2736 Tucker Rd, Nashville, TN 37218-2311

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 25th day of March, 2022.

Lawrence Edward Whitmore

Lawrence Edward Whitmore

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lawrence Edward Whitmore**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2022.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

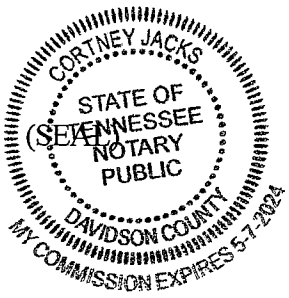
I, Christine Sisson do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/28/2022 (date of document).

Affiant Signature

3/31/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st of March, 2022.



(SEAL)

Notary's Signature
My Commission Expires: