Name and Address of New Owner:
Charles Ramsey, Carolyn Ramsey, and Nicole Paige Ramsey
249 Bart Drive
Nashville, TN 37013

Send Tax Bills To:
Charles Ramsey, Carolyn Ramsey, and Nicole Paige Ramsey
249 Bart Drive
Nashville, TN 37013

This Instrument Prepared By:
Alexandra Ponce
CLOSED Tullamore LLC
3401 Mallory Lane
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 842616 DEEDWARR
04/20/2022 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220420-0045570

Map & Parcel No: 162-03-0-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marc Trottier and Cathy Fuller Trottier, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles Ramsey and Carolyn Ramsey, Husband and Wife and Nicole Paige Ramsey, a Single Woman.,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 46 on the Plan of Colewood Hills Subdivision, Section I, of record in Book 4300, Page 130, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description thereof.

THE FOLLOWING INFORMATION IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND NO TITLE INSURANCE COVERAGE WILL BE PROVIDED CONCERNING THE SAME: Being the same property conveyed to Marc Trottier, a single man, by deed dated 10/07/2014, and recorded 11/12/2014, from James M. Walsh, married, of record in Instrument Number 20141112-0104230 and being the same property conveyed to Marc Trottier and wife, Cathy Fuller Trottier, by deed dated 11/04/2017, and recorded 11/15/2017, from Marc Trottier, of record in Instrument Number 20171115-0117276, Register's Office for Davidson County, Tennessee.

Property Address: 249 Bart Drive Nashville, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of April, 2022.

Marc Trottier (SEAL)
Marc Trottier

Cathy Fuller Trottier (SEAL)
Cathy Fuller Trottier

Susan T. White (SEAL)
Witness Susan T. White

Completed via Remote Online Notarization using 2 way Audio/Video technology.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

On this ~~XX~~ 11 day of April, 2022, before me personally appeared Marc Trottier and Cathy Fuller Trottier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at ~~XXXXX~~ online, this 11th day of April, 2022.

DESIREE J JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires:
Jul 3, 2023

Notary Signature
My commission expires: 7/3/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marc Trottier
Marc Trottier

Cathy Fuller Trottier
Cathy Fuller Trottier

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Sworn to and subscribed before me this ~~XX~~ 11 day of April, 2022.

DESIREE J JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires:
Jul 3, 2023

Notary Signature
My commission expires: 7/3/2023

NotaryCam Doc ID: e27ca57a-bef0-4a73-8ba5-315305d5d708 20220404200045570

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 _____.

Affiant Signature

04/08/2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 8 day of April, 2022.

Notary Public

Notary's Seal:

