(1)

Karen Johnson Davidson County
Batch# 847988 DEEDWARR
04/29/2022 09:36:14 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20220429-0049640

mail

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH22-04006

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brooke Fuller 5729 Brentwood Meadows Circle Brentwood, TN 37027	CMG Financial 3160 Crow Canyon Rd Suite 400 San Ramon, CA 94583	Tax Map(s): 161-09-0-084.00 Parcel ID(s): 161-09-0-084.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Corey Ramsey and wife, Mary Ashley Arendsee, n/k/a Mary Ashley Ramsey** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brooke Fuller, an unmarried woman** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 37-A on the Plan of Zone Lot Division, Lot 37, Section Two, Brentwood Meadows, of record in Book 6250, Page 641, 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 Corey Ramsey and wife, Mary Ashley Arendsee by Warranty Deed from Judy Bass, unmarried of record in Instrument No. 20190503-0041412 Register's Office for Davidson County, Tennessee, dated April 29, 2019 and recorded on May 3, 2019. (Value of consideration shown in aforementioned deed $230,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5729 Brentwood Meadows Circle, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of April, 2022

Corey Ramsey

Mary Ashley Ramsey

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 26 day of April, 2022, before me personally appeared Corey Ramsey and Mary Ashley Arendsee, n/k/a Mary Ashley Ramsey 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 (or person's) free act and deed.

Robin Zaleski

Notary Public

My Commission Expires: 09/29/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY