This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17031-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2022.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 862288 DEEDWARR
05/25/2022 10:43:17 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20220525-0060626

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| James F. Brown, II<br>4301 Eatons Creek Rd<br>Nashville, TN 37218 | Tennessee Trust Mortgage, Inc.<br>6398 Hwy 41-A<br>Pleasant View, TN 37146 | 058-032.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Christopher L. Valdez and Alysia Ramirez, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James F. Brown, II, unmarried**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land situated in the 13th Civil District of Nashville Davidson County TN. According to a survey made by W. T. Smith Land Surveying dated February 9th, 2017, is more particularly described as follows:

Beginning at an iron rod (found) at the northeast corner of lot 199, as shown on the final plat entitled Enchanted Hills, Section 8 of record in Plat Book 4300, page 99 R.O.D.C., TN and in the south line of the property conveyed to Alfred E. Coleman as evidenced in Deed Bok 4319, page 132 R.O.D.C., TN; thence with Coleman's south line North 75° 44' 55" East 150.88 feet to a point in the west margin of Eatons Creek Road; thence, with said margin of Eatons Creek Road North 14° 15' 05" West 723.40 feet to the actual Point-Of-Beginning for this hereon described tract of land, said point also being the northeast corner of the property conveyed to Calpurnia P. Weathersby as of record in Deed Book 9576, page 989 R.O.D.C., TN also known as lot 186 Enchanted Hills, Section 6, as of record in Plat Book 4300, page 38 R.O.D.C., TN; thence, with Calpurnia's north line South 71° 58' 55" West 173.49 feet to the center of Eatons Creek; thence, with the general center of Eatons Creek for the next 2 calls: North 07° 05' 09" East 35.76 feet to a point; thence, North 01° 16' 03" West 77.65 feet to a point, said point being the southwest corner of the property conveyed to Ricky R. & Andrea E. Collins property as evidenced in Deed Book 9874, page 132 R.O.D.C., TN; thence, departing said centerline of said creek and running with the south line of the Collins property North 74° 46' 35" East 142.68 feet to a point in the west margin of Eatons Creek Road; thence with the west margin of said road, South 14° 15' 05" East 100.00 feet to the Point-Of-Beginning. For information purposes only: survey references subject property to contain 16,190 Square Feet or 0.372 acres more or less.

Being the same property conveyed to Christopher L. Valdez and Alysia Ramirez, husband and wife by Warranty Deed from George Brandt, a married man and Eric Sox, a married man, dated February 10, 2017, recorded February 13, 2017, of record in Instrument No. 20170213-0014778, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4301 Eatons Creek Road, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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; and we do covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 23rd day of May, 2022.

GRANTOR:

Christopher L. Valdez

Alysia Ramirez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher L. Valdez and Alysia Ramirez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of May, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1-6-2024