PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 870681 DEEDWARR
06/13/2022 02:47:51 PM 2 pgs
Fees: $13.00 Taxes: $8,880.00
20220613-0067172

Ivey Title, LLC Ref: (DM) Title No.: 62633
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
The Ramon Living Trust Agreement dated June 3, 2015 5 Goldstone Court Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 15806000600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Lucile Cowan, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carlos Ramon and Laurie Ramon as Co-Trustees of The Ramon Living Trust Agreement dated June 3, 2015,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Hunterdon, of record in Book 7900, page 935, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Mary Lucile Cowan, a married woman, by Warranty Deed from John G. Thompson and spouse, Gail N. Thompson, dated February 17, 2016 and recorded on February 18, 2016, of record in Inst. No. 20160218-0015584, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 935, said Register's Office, which Plan shows a 125 foot minimum building setback line from Bridleway Trail, together with a designated building site, and 10 foot easement for public utility and drainage purposes along the rear and westerly lines of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 9648, page 756, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

David M. Cowan, spouse of Mary Lucile Cowan, joins in execution of this instrument solely to convey any marital interest he may have in subject property.

This is improved property, known as 5 Goldstone Court, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of June, 2022.

Mary Lucile Cowan
Mary Lucile Cowan

David M Cowan
David M. Cowan

State of Tennessee

County of Davidson

On this 10th day of June, 2022, before me the undersigned authority, personally appeared **Mary Lucile Cowan and David M. Cowan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Margaret H Taylor
Notary

My Commission Expires:

State of Tennessee

County of Davidson

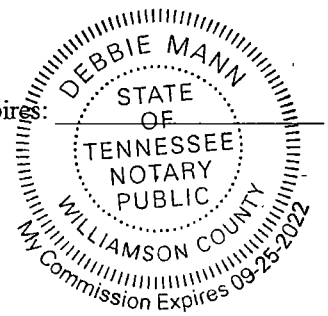
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00.

Margaret Smith
Affiant

Sworn and subscribed before me this 10th day of June, 2022.

Debbie Mann
Notary



My Commission Expires: