Karen Johnson Davidson County
Batch# 871388 DEEDWARR
06/14/2022 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20220614-0067640

WARRANTY DEED	State of Tennessee County of The actual consideration or value, whichever is greater, for this transfer is **$1,450,000.00**. Affiant Subscribed and sworn to before me, this the 3rd day of June, 2022. Notary Public My commission expires: (AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY

,

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Samantha Eagle **Justin Eagle**	Same As New Owner	**Map 062-09, Parcel 011**
3624 Brush Hill Road		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steve Rammer and Peggy Rammer, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samantha Eagle and Justin Eagle, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision of Riverwood Subdivision, of record in Plat Book 7900, Page 285, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steve Rammer and Peggy Rammer, husband and wife, by Warranty Deed from Jason Parker and Erin Parker, husband and wife, of record in Instrument No. 20070601-0065364, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 1) The Plan of record in Book 7900, Page 285, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4100, Page 275, Register's Office for Davidson County, Tennessee. 3) All matters shown on the Plan of Record in Plat Book 547, Page 62, Register's Office for Davidson County, Tennessee. 4) Agreement regarding the use of a spring and the right to lay and maintain pipes of record in Book 724, Page 313, Register's Office for Davidson County, Tennessee. 5) Subject to the flow of a creek across said property. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **3624 Brush Hill Road, Nashville, TN 37216**

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 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. 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/our hand(s) this **3rd** day of **June, 2022.**

Steve Rammer

Steve Rammer

Peggy Rammer

Peggy Rammer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Steve Rammer and Peggy Rammer,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **June, 2022.**

M Boyd

Notary Public

My Commission Expires: 5/9/2026



Certificate of Authenticity

I, Beth Cooper, 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 **June 3, 2022**.

Affiant Signature

June 3, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON