Karen Johnson Davidson County
Batch# 873195 DEEDWARR
06/16/2022 01:02:56 PM 2 pgs
Fees: $13.00 Taxes: $1,927.70
20220616-0069126

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $521,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH22-04304

Address of New Owner:	Send Tax Bills to:	Tax Information:
Geraldine Balmaceda Ramos and Keneth Mabbayad Ramos 3693 Hoggett Ford Road Hermitage, TN 37076	New Owner	086-13-0-A-018.00-CO

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, **Mary Jo Thornburg, a married woman and Emmett J. Thornburg, her husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Geraldine Balmaceda Ramos and Keneth Mabbayad Ramos, wife and husband**, hereinafter called the Grantees, their successors 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. 18 on the Plan of Final Subdivision Plat of Magnolia Farms, Phase 1, Section 2, of record in Plat Instrument no. 20190318-0024391, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Beazer Homes, LLC, a Delaware limited liability company by Warranty Deed from Tammi Gay Hessey and Daniel M. Hessey, III, Co-Trustees of the Daniel M. Hessey, Jr. Trust dated March 7, 2016, of record in Instrument No. 20170717-0071485, Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 17, 2017. (Value or consideration as shown in aforementioned deed $4,313,500.00.)

Being a portion of the same property conveyed to Beazer Homes, LLC, a Delaware limited liability company by Quitclaim Deed from Tammi Gay Hessey and Daniel M. Hessey, III, Co-Trustees of the Daniel M. Hessey, Jr. Trust and Daniel M. Hessey, III, and wife, Donna Jo Hessey, of record in Instrument No. 20170717-0071487, Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 17, 2017. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Mary Jo Thornburg, a married woman, and Emmett J. Thornburg, her husband by Warranty Deed from Beazer Homes, LLC, a Delaware Limited liability Company of record in Instrument No. 20200224-0020158 Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on February 24, 2020. (Value or consideration as shown in aforementioned deed $349,990.00.)

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: 3693 Hoggett Ford Road, Hermitage, TN 37076

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 15th day of June, 2022

Mary Jo Thornburg

Emmett J. Thornburg

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mary Jo Thornburg and Emmett J. Thornburg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 15th day of June, 2022.

Notary Public

My Commission Expires: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023