Karen Johnson Davidson County
Batch# 873362 DEEDWARR
06/17/2022 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220617-0069365

WARRANTY DEED

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. EM-21-1860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~10th~~ 13th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 9/18/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saira R Ramirez Domingo and Juan Luis Guzman Barriga	New Owners	
(NAME)	(NAME)	
5161 Ridge Hill Drive	5161 Ridge Hill Dr.	028-00-0-075.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Allan Smith, Married Cole Welch, Unmarried and Clint Welch ,Unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Saira R Ramirez Domingo, an unmarried woman, and Juan Luis Guzman Barriga, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee designated as Lot No. 18 on the Plan of E. W. Thompson Land described according to a survey by Southeast Engineering Company dated October 15, 1967, as follows:

Beginning at a point in the Southerly margin of Ridge Hill Drive, the same being a common corner of Lots 17 and 18, thence South 2 degrees 36 minutes West, 1007.49 feet to a point; thence North 85 degrees 08 minutes West, 230 feet to a 24 inch white oak tree; thence North 0 degrees 56 minutes East 1022.24 feet to a point in the margin of Ridge Hill Drive; thence with the margin of Ridge Hill Drive, Eastwardly 257.31 feet to the point of beginning and containing 5.69 acres, more or less.

The said Bertie Anderson having since died.

Being the same property conveyed to Dorris Ray Anderson by Quitclaim Deed from J.D. Anderson, unmarried of record in Instrument No. 20020409-0043578 Register's Office for Davidson County, Tennessee, dated April 08, 2002 and recorded on April 09, 2002.

Being the same property conveyed to Allan Smith, married and Cole Welch, unmarried and Clint Welch, unmarried by Warranty deed from Dorris Ray Anderson, unmarried of record in Instrument No. 20210511-0063119 Register's Office for Davidson County, Tennessee, dated May 07, 2021 and recorded on May 11, 2021.

This property was not a marital residence.

This is property more commonly known as 5161 Ridge Hill Drive, Joelton, TN 37080.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 10th day of June, 2022.

Allan Smith

Cole Welch

Clint Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2022, before me personally appeared Allan Smith, Cole Welch and Clint Welch, 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's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2024

Certificate of Authenticity

I, Holly A. Mason, 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 6/10/22.

Affiant Signature

6/10/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of ~~April~~ June, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022