Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 884109 DEEDWARR
07/05/2022 11:31:31 AM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20220705-0077298

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah F. Bruner and Thomas D. Jarrell	New Owner	15516003300
(NAME)	(NAME)	
5012 Cambron Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gregory Ramos and wife, Maureen Ramos**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sarah F. Bruner and Thomas D. Jarrell, 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. 53 on the plan of Section Two, Pasquo Park, of record in Book 3600, Page 77, Register's Office for said County.

Said Lot No. 53 fronts 160.0 feet on the northerly margin of Cambron Drive and extends bank 304.4 feet on the westerly line and 261.4 feet on the easterly line to a broken line in the rear, measuring 177.3 feet thereon.

Being the same property conveyed to Gregory Ramos and wife, Maureen Ramos by deed dated August 29,1991 from Patricia B. Cooper and husband, Richard L. Cooper of record in Book 8435, Page 344, Register's Office for Davidson County, Tennessee.

The execution of this instrument is affected by the signature of Gregory Ramos as Attorney-in-Fact for Maureen Ramos which Power of Attorney is recorded in Instrument Number 20220705-0077297, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 5012 Cambron Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 1st day of July, 2022.

Gregory Ramos

Maureen Ramos By: Gregory Ramos as Attorney-in-Fact

State of Tennessee
County of Davidson

On this 1st day of July, 2022, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me Gregory Ramos with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person(s) described in and executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal this 1st day of July, 2022.

Notary Public I. Dyke Tatum

My Commission Expires: May 5, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this 1st day of July, 2022 before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me Gregory Ramos with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Maureen Ramos as Attorney-In-Fact, as his free act and deed.

WITNESS my hand and official seal this 1st day of July, 2022.

Notary Public I. Dyke Tatum

My Commission Expires: May 5, 2025
File No.: 22-Bruner

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN