STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 890946 DEEDWARR
07/19/2022 01:11:33 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20220719-0082791

02-NSH22-04430

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mitzi Alexandra Gargus and Kylee Rachel List 209 Hermitage Point Dr Hermitage, TN 37076	CapStar Bank 2002 Richard Jones Rd., Ste. A300 Nashville, TN 37215	086-14-0D-013.00CO

[redacted]

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, **Andrea Ramsey and Chase Ramsey, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mitzi Alexandra Gargus, a single woman, and Kylee Rachel List, a single woman, as tenants in common with right of survivorship**, 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:

Being Lot 13 as shown on the Hermitage Point, Phase 2, Cluster lot Subdivision, plat of record in Instrument No. 20200623-0067577, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a full and complete description thereof.

Being a portion of the same property conveyed to Southeastern Development Enterprise LLC, a Tennessee Limited Liability Company by Warranty Deed from Joan Lee Williams, an unmarried woman of record in Instrument No. 20171020-0107487 Register's Office for Davidson County, Tennessee, dated October 16, 2017 and recorded on October 20, 2017. (Value or consideration as shown in aforementioned deed $425,000.00.).

Being the same property conveyed to Andrea Ramsey and Chase Ramsey, wife and husband by Warranty Deed from Southeastern Development Enterprise LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200710-0075267 Register's Office for Davidson County, Tennessee, dated July 7, 2020 and recorded on July 10, 2020. (Value of consideration shown in aforementioned deed $367,200.00.).

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: 209 Hermitage Point Dr, 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 14th day of July, 2022

Andrea Ramsey

Chase Ramsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Andrea Ramsey and Chase Ramsey, 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 Hermitage, Tennessee, this 14th day of July, 2022.

Notary Public

My Commission Expires: 06.14.25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON