WARRANTY DEED

Karen Johnson Davidson County
Batch# 891711 DEEDWARR
07/20/2022 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20220720-0083311

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Natalia Catalina Ramos and Keri Lin Bridgman	New Owner	053-03-0-375.00
(NAME)	(NAME)	
501 15th Street	501 15th Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221337

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, **Blue Summit Properties, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Natalia Catalina Ramos and Keri Lin Bridgman, a married couple,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 39 on the revised plan of Section E of Old Hickory, as shown on the plan of record in Book 1424, page 132, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Blue Summit Properties, LLC, a Tennessee limited liability company by Warranty Deed from Integrity House Buyers, LLC, a Tennessee limited liability company, dated December 6, 2021 and filed of record in Instrument No. 20211213-0164486, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 501 15th Street, Old Hickory, TN 37138
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of July 2022.

Blue Summit Properties, LLC

BY: _____
Joseph J. Buzako, III, Managing Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Joseph J. Buzako III,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Managing Member (or other officer authorized to execute the instrument) of Blue Summit Properties, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member (or other authorized officer).

Witness my hand, at office, this 15th of July, 2022.

_____
Notary Public
My Commission Expires: 4/26/26



Certificate of Authenticity

I, Emily Manno, 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 7/15/22.

Date

Affiant Signature

7/15/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of July, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON