Prepared by and Return to:
DLO/FOREMAN WATSON LAND TITLE
101 SE Parkway Court, STE 220
Franklin, TN 37064-3982

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 895897 **DEEDWARR**
07/29/2022 10:27:03 AM 2 pgs
Fees: $13.00 Taxes: $1,239.13

20220729-0086503

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $334,900

Affiant Signature

Subscribed and sworn to before me on this the 26th day of July, 2022.

Notary Public

My Commission expires 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Marisa Ramos
3415 West End Ave Unit 709
Nashville TN 37203

SEND TAX BILLS TO:
Marisa Ramos
3415 West End Ave Unit 709
Nashville TN 37203

MAP AND PARCEL NUMBER: Tax ID #: 104060A07000CO

WARRANTY DEED

22NT01062

Effective the 26th Day of July, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Stephen Edward Fontaine, not married, as the sole tenant

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Marisa Ramos, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 709 on the plan of Continental Condominiums, of record in Plat Book 5200, page 399, as amended in Book 6135, page 788 and Book 6435, page 549 and Book 6900, page 43, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property as conveyed to Stephen Edward Fontaine, not married, as the sole tenant by Quitclaim Deed from Steve Pasch, Aka Stephen M. Pasch, not married dated 05/05/2017 recorded 05/12/2017 in Book NA, Page NA, as Document Number 20170512-0047544, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in book 5862, page 589 & document no. 200510240128399, register's office for Davidson County, Tennessee.

This is an improved property commonly known as: 3415 W End Ave, Nashville, TN 37203

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 26th day of July, 2022.

Stephen Edward Fontaine

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Stephen Edward Fontaine,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 7/9/24

