Name and Address of New Owner:
Christina Ramos and Matthew Baldwin
3207 Harpeth Springs Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 921944 DEEDWARR
09/27/2022 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,237.65
20220927-0106872

This Instrument Prepared By:
Easy Close, LLC
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: Property 1:
141-06-0D-190.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jennifer E. Gemignani and Christopher P. Gemignani, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christina Ramos, unmarried and Matthew Baldwin, unmarried, as tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 190 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Plat at Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer E. Gemignani and Christopher P. Gemignani, wife and husband, by Warranty Deed from Lori Cox, an unmarried woman, of record in Instrument No. 20170605-0055572 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 5, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of September, 2022.

Jennifer E. Gemignani (SEAL)
Jennifer E. Gemignani

Christopher P. Gemignani (SEAL)
Christopher P. Gemignani

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Monroe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer E. Gemignani and Christopher P. Gemignani, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~27th~~ 23rd day of September, 2022.

CAROLE M CASTLE
STATE OF NEW YORK
NOTARY PUBLIC
QUALIFIED IN MONROE COUNTY
01CA6219527
MY COMMISSION EXPIRES 07/18/2026

Notary Public
My commission expires: 7/18/2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $334,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of September, 2022.

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public
My commission expires:_____

File No. EC-22-87

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 9-27-2022

Affiant Signature

9-27-2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 27th day of September, 2022.

Notary Signature

My Commission Expires: 11/8/24

