**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# 923906 DEEDWARR
09/30/2022 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220930-0108170

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $560,000

Affiant Signature

Subscribed and sworn to before me on this the 29th Day of September 2022

Notary Public

My Commission expires 9/16/23

TENNESSEE NOTARY PUBLIC My Comm Exp. 09/16/23 — MARIA WILLINGHAM — COUNTY OF WILLIAMSON

**NAME AND ADDRESS OF PROPERTY OWNER:**
Nicholas Grizzell & Alexa Pisano
8950 Beautiful Valley Dr.
Nashville, TN 37221
**SEND TAX BILLS TO:**
Nicholas Grizzell & Alexa Pisano
8950 Beautiful Valley Dr.
Nashville, TN 37221
**MAP AND PARCEL NUMBER: Tax ID #: 126140A02100CO**

# WARRANTY DEED

**22NT01331**

Effective the 29th Day of September 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,

**Marcos Ramirez and Olivia Ramirez husband and wife**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto *a single man *a single woman

**Nicholas Grizzell & Alexa Pisano, as tenants in common with rights of survivorship**

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 Lot No. 21 on the Plan of Travis Trace Subdivision, Phase 1A of record in Plat at Instrument No. 20141016-0095781, 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 as conveyed to Marcos Ramirez and Olivia Ramirez husband and wife by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company dated 06/21/2016 recorded 06/22/2016 in Book NA, Page NA, as Document Number 20160622-0063748, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 8509 Beautiful Valley Dr, Nashville, TN 37221-6636

*This conveyance is made subject to restrictions of record as document no. 201407030058975 and document no. 201702170016413 and easements of record as document no. 201306140061084 and document no. 200704230047722, Register's Office for Davidson County, Tennessee.*

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 29th day of September 2022

x _____
**Marcos Ramirez**

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Marcos Ramirez**, 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. Witness my hand and official seal at office, this the 29th day of September 2022

_____
Notary Public

My commission expires: _____

ANAMARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

x _____
**Olivia Ramirez**

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Olivia Ramirez**, 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. Witness my hand and official seal at office, this the 29th day of September 2022

_____
Notary Public

My commission expires: _____

ANAMARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

**CERTIFICATE OF AUTHENTICITY**

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or 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 September 29, 2022.

Affiant
Date: September 30, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of September 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY