WARRANTY DEED

Karen Johnson Davidson County
Batch# 940281 DEEDWARR
11/10/2022 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20221110-0120738

DM-FC-22-4238B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025 (AFFIX SEAL)

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacqueline Ann Richards	Eustis Mortgage Corp. dba Prosperity Mortgage Advisors	
(NAME)	(NAME)	064 09 0E 002.00
4238B Old Hickory Blvd	1133 Ocean Ave.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RODRIGO A. RAMIREZ, AN UNMARRIED MAN, AND JACOB THOMAS HOOPER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACQUELINE ANN RICHARDS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4238-B of Hames at 4238 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 4238 Old Hickory Boulevard, a Horizontal Property Regime, of record in Instrument No. 20190204-0010547, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Rodrigo A. Ramirez, an unmarried man and Jacob Thomas Hooper, an unmarried man as tenants in common with right of survivorship, by Warranty Deed from TN Ventures, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200131-0011729, in the Register's Office of Davidson County, Tennessee, dated January 30, 2020, and recorded on January 31, 2020.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Homes of Old Hickory Boulevard, as recorded in Plat Book 421, Page(s) 117.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190204-0010547.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10662, Page 985.
- Right-Of-Way Deed for Highway Purposes recorded in Book 5554, Page 521.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4238B Old Hickory Blvd, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 10 DAY OF NOVEMBER, 2022.

Rodrigo A. Ramirez

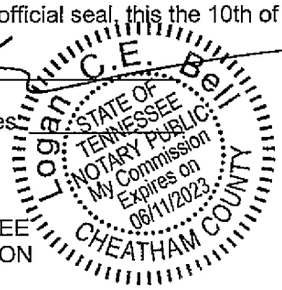
Jacob Thomas Hooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODRIGO A. RAMIREZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2022.

Notary Public
My Commission Expires:
(SEAL)

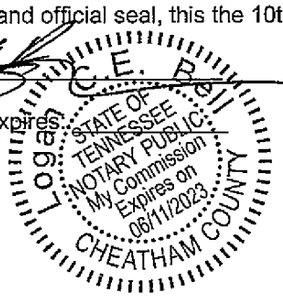


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB THOMAS HOOPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of November, 2022.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 11/10/22 (date of document).

Affiant Signature

11/10/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10 day of Nov., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County