Name and Address of New Owner:
Miguel DeAndre Ramey
3749 Brickmont Drive
Nashville, TN. 37207

Karen Johnson Davidson County
Batch# 940689 DEEDWARR
11/14/2022 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20221114-0121300

Send Tax Bills To:
Miguel Ramey
Po Box 160740
Nashville, TN 37216

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 050-11-0-080.00

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, **Jacqueline F. Cooper, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Miguel DeAndre Ramey**, "the Grantee," the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Section Seven Village By The Creek of record in Plat Book 6250, Page 439, 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 Jacqueline F. Cooper, an unmarried woman by Cash deed from Julian Castro, The Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20160503-0043510 Register's Office for Davidson County, Tennessee, dated April 25, 2016 and recorded on May 03, 2016. (Value of consideration shown in aforementioned deed $122,000.00.)

This improved property known as 3749 Brickmont Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 9th day of November, 2022.

Jacqueline F. Cooper (SEAL)

STATE OF TENNESSEE

COUNTY OF Williamson

On this 9th day of November, 2022, before me personally appeared Jacqueline F. Cooper, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of November, 2022.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

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 $265,000.00, 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 9th day of November, 2022.

Notary Public
My commission expires:
File No. 2022-4946-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Certificate of Authenticity

I, Holly A. Mason, 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 November 9, 2022.

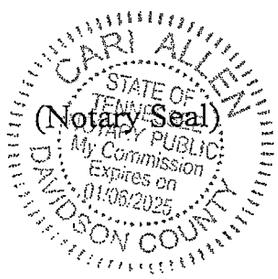
Affiant Signature

11/9/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of November, 2022.

Notary's Signature



(Notary Seal)

My Commission Expires: 1-6-25