Karen Johnson Davidson County
Batch# 945443 DEEDWARR
11/29/2022 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20221129-0125094

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on:
01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Maynor Antonio Maldonado Ramos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC. 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Maynor Antonio Maldonado Ramos	SEND TAX BILLS TO: Maynor Antonio Maldonado Ramos	MAP-PARCEL NUMBERS
3316 Anderson Rd #B (NAME)	3316 Anderson Rd # B (NAME)	150-03-0-494.00
Antioch TN 37013 (ADDRESS)	Antioch TN 37013 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Praveen Y. Pedankar, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maynor Antonio Maldonado Ramos ,** HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Village at Harbour Town, Section 1, of record in Plat at Instrument No. 20160429-0042352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Praveen Y. Pedankar, unmarried by Warranty Deed from Ribbon Home SPVI, LLC, a Delaware Limited Liability Company of record in Instrument No. 20200903-0100656 Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on September 03, 2020. (Value of consideration shown in aforementioned deed $250,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3316 Anderson Rd. #B Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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 hand this 28th day of November, 2022.

Praveen Y. Pedankar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Praveen Y. Pedankar**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of November, 2022.

Notary Public
My Commission Expires: 1-6-25



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 11/28/22.

Affiant Signature

11/28/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 28 day of November, 2022.

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25

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