This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19934-DJ

Karen Johnson Davidson County
Batch# 965838 DEEDWARR
01/30/2023 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,222.57
20230130-0006908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,695.00.

Affiant

Subscribed and sworn to before me, this the 27th day of January, 2023.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public
My Commission Expires: 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Isabel Szendrey Ramos and Juan Manuel Perez Hernandez 260 Blackpool Drive Nashville, TN 37211	First Horizon Bank 165 Madison Avenue Memphis, TN 38103	173-10-0C-055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Capitol Homes, Inc, a Tennessee corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Isabel Szendrey Ramos, a married woman, as to an undivided 62.5% interest and Juan Manuel Perez Hernandez, a married man, as to an undvidied 37.5% interest, as tenants in common**, hereinafter called the Grantee(s), their 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. 55 on the Plan of Phase Four, Delvin Downs of record in Instrument No. 20210203-0015652, 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 Capitol Homes, Inc., a Tennessee corporation, by deed from Blackstone Development, Inc., a Tennessee corporation, of record in Instrument No. 20220215-0017649, Register's Office for Davidson County, Tennessee, dated February 4, 2022 and recorded on February 15, 2022.

It is the express intent of the parties that the Grantees hold their interests as tenants in common.

This is improved property located at: **260 Blackpool Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

202301300006908

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of January, 2023.

GRANTOR:

Capitol Homes, Inc, a Tennessee corporation

By: _____
Larry J. Hasty, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry J. Hasty,. Authorized Signor the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Signor for Capitol Homes, Inc, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of January, 2023.

_____
Notary Public
My Commission expires: 8-7-2027



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 01/27/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 01/27/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 **day of** January **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM