This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20363-DJ

Karen Johnson Davidson County
Batch# 977173 DEEDWARR
03/06/2023 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $832.13
20230306-0015793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $224,900.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-11-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dillan Tate & Mary Foster 618 Castlegate Drive Nashville TN 32717	Ross Mortgage Corporation 2075 West Big Beaver Road Suite 700 Troy, MI 48084	15002040900

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, we, **Matthew Ramsey and Jennifer Ramsey, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Dillan Tate Foster and Mary Foster, husband and wife**, 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. 141-B on the Plan of Harbor Gate, Section Two, Zone Lot Division of Lots 139, 140, 141 & 142 of record in Plat Book 6200, Page 474, amending Plat Book 6250, Page 33, 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 all of the property conveyed to Matthew Ramsey and Jennifer Ramsey, husband and wife, by deed from SEG Investments, L.P., a Tennessee limited partnership, of record in Instrument No. 20170502-0042860, Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 2, 2017.

This is improved property located at: **618 Castlegate Drive, Nashville, TN 37217**

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.

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. 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 3rd day of March, 2023.

GRANTOR:

Matthew Ramsey

Jennifer Ramsey

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Ramsey and Jennifer Ramsey, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of March, 2023.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-2024

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- 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 3/3/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 3/3/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of March, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

