This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-20306-LV

Karen Johnson Davidson County
Batch# 977949 DEEDWARR
03/07/2023 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20230307-0016303

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, ~~for this transfer~~ is $485,000.00.

Affiant

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

Notary Public
My Commission Expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher James Ramsey and Kimisha Lee-Ramsey 5999 Port Anadarco Trail Hermitage, TN 37076	New Owner	097-04-0-060

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, **Kryldewayne K. Hayle and wife, Kimberly S. Hayle**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher James Ramsey and Kimisha Lee-Ramsey, 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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 110 on the Plan of Lake Park, Section 2, as of record in Book 4300, page 66, Register's Office for Davidson County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Kryldewayne K. Hayle and wife, Kimberly S. Hayle by Warranty Deed from Virginia Sue Hudson, Trustee of The Virginia Sue Hudson Revocable Living Trust Agreement and individually of record as Instrument No. 20070928-0115837 in the Register's Office for Davidson County, Tennessee, dated September 25, 2007 and recorded on September 28, 2007.

This is improved property located at: **5999 Port Anadarko Trail, Hermitage, TN 37076.**

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 2nd day of March, 2023.

GRANTOR:

Kryldewayne K. Hayle

Kimberly S. Hayle

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kryldewayne K. Hayle and Kimberly S. Hayle, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of March, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/3/23 (date of document).

Regina Sullo
Affiant Signature

3/7/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 7 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

