Karen Johnson Davidson County
Batch# 980439 DEEDWARR
03/14/2023 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $4,214.30
20230314-0018477

6233

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221243174**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,139,000.00 Affiant Subscribed and sworn to before me, this 7th day of March, 2023. Notary Public My Commission Expires:

SABRINA SCHULHAUSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: John Arthur Ramsey IV and Molly Trenkamp Ramsey 2860 Sugartree Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 09 0 082.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johnna Scott,** unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Arthur Ramsey IV and Molly Trenkamp Ramsey, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled Woodmont Estate, Number 2, of record in Plat Book 1130, Page 99, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Jonathan W. Hamilton, a married man, by Warranty Deed from Dale A. Johnson and wife, Norma F. Johnson, of record in Instrument No. 20120711-0060600, in the Register's Office of Davidson County, Tennessee, dated July 09, 2012 and recorded on July 11, 2012.

Being the same property conveyed to Firefly Funding Flips LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jonathan W. Hamilton, unmarried, of record in Instrument No. 20210316-0034600, in the Register's Office of Davidson County, Tennessee, dated March 12, 2021 and recorded on March 16, 2021.

Being the same property conveyed to Danielle Gilliam, unmarried, by Quitclaim Deed from Firefly Funding Flips, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211203-0160690, in the Register's Office of Davidson County, Tennessee, dated November 29, 2021 and recorded on December 03, 2021.

Being the same property conveyed to Johnna Scott, unmarried, by Quitclaim Deed from Danielle Gilliam, unmarried, of record in Instrument No. 20230314-0018412, in the Register's Office of Davidson County, Tennessee, dated March 13, 2023 and recorded on March 14, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodmont Estate, Number 2, as recorded in Plat Book 1130, Page(s) 99.
Easement for the flow of the waters of Sugar Tree Creek, and the rights of the public therein.
Rights of upper and lower riparian owners to the flow of the waters of the Sugar Tree Creek, free from diminution or pollution.

This is improved property located at 2860 Sugartree Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 13th day of March, 2023.

Johnna Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johnna Scott, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2023.

Notary Public

My Commission Expires: September 8, 2025

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 13 day of March, 2023

Ernest D. Bennett, III, Affiant — 3-13-23 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 13 day of March, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024