Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-670

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,813.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of April, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 991845 DEEDWARR
04/13/2023 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,179.61
20230413-0027269

Address of New Owner	Send Tax Bills To:	Map & Parcel
Grace Joseph and Michael Barish 505 Dupont Avenue Madison, TN 37115	Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067	043-09-0-206.00-000

WARRANTY DEED

FOR AND IN 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, I/WE,

Erasmo Ramos Ramirez

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Grace Joseph, a single woman, and Michael Barish, a single man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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. 4 of Block "G" on the plan of Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 4 fronts 100 feet on the North side of Dupont Avenue and runs back between parallel lines along the Easterly margin of Delaware Avenue, 165-1/2 feet to a dead line in the rear.

Being the same property conveyed to Craig Roberts and Tara Roberts, husband and wife by Warranty deed from Cornerstone Investments, Inc. of record in Instrument No. 20081103-0109238 Register's Office for Davidson County, Tennessee, dated October 22, 2008 and recorded on November 03, 2008. (Value of consideration shown in aforementioned deed $48,000.00.)

Being the same property conveyed to Erasmo Ramos Ramirez by Warranty deed from Craig Roberts and Tara Roberts, husband and wife of record in Instrument No. 20220309-0027256 Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on March 09, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 505 Dupont Avenue, Madison, TN 37115

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 so 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.

Dated this the 10th day of April, 2023.

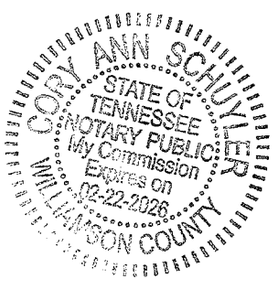
Erasmo Ramos Ramirez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2023, before me personally appeared Erasmo Ramos Ramirez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of April, 2023.

Notary Signature
My commission expires: 2-22-2026



Certificate of Authenticity

I, Joshua A. Terry, 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 4/10/23.

Affiant Signature

4/13/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/13/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON