Karen Johnson Davidson County
Batch# 995169 DEEDWARR
04/21/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230421-0029682

WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Sumner

The actual consideration or value, ~~whichever~~ is greater, for this transfer is **$455,000.00.**

D Pawlson
Affiant 21st

Subscribed and sworn to before me, this the ~~19th~~ day of April, 2023.

Jennifer Russell
Notary Public

My commission expires: 9/20/2025
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Zachariah Mashburn **Cameron Mashburn**	**All Western Mortgage, Inc.**	**Map 061-12-0 Parcel 144.00-00**
1307 Plymouth Avenue	**8345 W. Sunset Rd., Ste 380**	
Nashville, TN 37216	**Las Vegas, NV 89113**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steve Rammer and wife, Peggy Rammer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachariah Mashburn and Cameron Mashburn, husband and wife

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 21 on the Map showing Re-Subdivision of Lot Nos. 70-73-76-77-78-79-80-81-82-83-86-87-88-89-90-91-92-93-94-95-96- 97, Eastdale Place, of record in Plat Book 974, Page 22, Register's Office for Davidson County, Tennessee. Being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated May 5, 2010 and know as Job No. 10-0029, as follows:

Beginning at an iron pin found in the northerly right-of-way of Plymouth Avenue at the Southeast corner of the herein-described tract and the Southwest corner of Opal & Charles Dunaway property of record in Instrument No. 20070831-0104767, R.O.D.C., TN. Thence from said POINT OF BEGINNING, along the northerly right-of-way of Plymouth Avenue (40 feet R.O.W.), North 58 degrees 52 minutes, 01 seconds West 60.01 feet to an iron pin found in the Southeast corner of the Wesley J. Brooks et ux property of record in Book 1345, Page 574, R.O.D.C., TN. Thence leaving the right-of-way of Plymouth Avenue, with the line of Brooks, North 30 degrees,14 minutes, 49 seconds, East 179.68 feet to an iron pipe found in the northerly line the Mark A Clark et ux property of record in Instrument No. 20030924-0141489, R.O.D.C., TN.

Being the same property conveyed to Steve Rammer and wife, Peggy Rammer, by Warranty Deed dated November 2, 2010 from Thomas Lee Sanders, unmarried, of record in instrument No. 2010118-0092373, Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 974, Page 22, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **1307 Plymouth Avenue, Nashville, TN 37216**

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 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.

Witness my/our hand(s) this **19th** day of **April, 2023.**

Steve Rammer

Steve Rammer

Peggy Rammer

Peggy Rammer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Steve Rammer and Peggy Rammer,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **April, 2023.**

M Boyd

Notary Public

My Commission Expires: 5/9/2026



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/19/23 (date of document).

Jennifer Russell
Affiant Signature

4/24/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of April, 2023.

D Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

