Karen Johnson Davidson County
Batch# 999295 DEEDWARR
05/03/2023 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230503-0032829

WARRANTY DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-94

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ernesto Cerroblanco Ramos	ALLCREDIT CONSUMER FIN.	029 00 0 069.00
(NAME)	(NAME)	
5855 OLD CLARKSVILLE PK	1801 RESEARCH BLVD. 1ST 410	
(ADDRESS)	(ADDRESS)	
JOELTON TN 37080	ROCKVILLE MD 20850	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wesley D. McClelland and Patricia C. McClelland, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Ernesto Cerroblanco Ramos, a married man** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being in the 14th Civil District of said county, described according to a copy of a survey thereof made by William Collier Parrish, Associates, Civil Engineers, dated March 28, 1960, as follows:

Beginning at an iron stake by a large post in the Southerly margin of the Old Clarksville Road, said point being 246.3 feet Westerly from the Westerly line of Tract No. 4 of the Charles P. Zimmerle Lands, of record in Plan Book 3, Page 26, Chancery Court, thence leaving said road and along a fence, South 28 degrees 15' West 356.2 feet to an iron stake in another fence; thence along the last mentioned fence, North 59 degrees 30' West 120.5 feet to an iron stake; thence North 20 degrees 10' East 358.7 feet to a stake in a Fence in the Southerly margin of the Old Clarksville Road; thence with the margin of the same, South 63 degrees East 120.5 feet to the beginning.

Being the same property conveyed to Wesley D. McClelland and Patricia C. McClelland, Husband and Wife, by Warranty Deed from Jerry W. McCool and Wife, Nancy J. McCool, of record in Instrument No. 20121203-0110678, in the Register's Office of Davidson County, Tennessee, dated November 28, 2012 and recorded on December 03, 2012.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (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) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law, and (7) all other matters of public record.

This is property located at 5855 Old Clarksville Pike, Joelton, TN 37080.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 1st day of May, 2023.

GRANTOR:

Wesley D. McClelland

Wesley D. McClelland

Patricia C. McClelland

Patricia C. McClelland

STATE OF TENNESSEE)

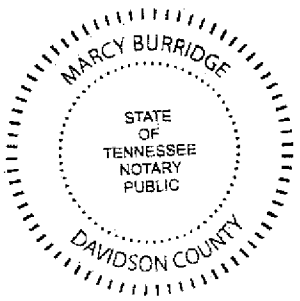
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Wesley D. McClelland and Patricia C. McClelland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 1st day of May, 2023.

Marcy Burridge

Notary Public



My Commission Expires: 09/08/2025

TRUE COPY CERTIFICATION

I, , 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 May 1, 2023.

Signature
Date: May 1, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 1st day of May, 2023 personally appeared before me, a notary public for the State aforesaid, , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025