Name and Address of New Owner:
Librada Carranza
121 Glenmont Drive
Nashville TN 37210
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1005151 DEEDWARR
05/18/2023 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230518-0037492

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 119-11-0-144.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ian Howard Ratliff, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Librada Carranza and Santiago Tovar Barcenas, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Thompson Lane Park Subdivision, of record in Plat Book 2331, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerald W. Patty and wife, Sylvia C. Patty by Warranty Deed from Timothy Lee Daniels and wife, Bridget Daniels of record in Book 10596, page 744, Register's Office for Davidson County, Tennessee, dated August 29, 1997 and recorded on September 05, 1997.

Jerald W. Patty having since died on or about May 24, 2015 leaving Sylvia C. Patty as surviving tenant by the entirety.

Being the same property conveyed to Ian Howard Ratliff, a single man, by Warranty Deed from Sylvia C. Patty, an unmarried woman, of record in Instrument No. 20220808-0089664, Register's Office for Davidson County, Tennessee, dated August 05, 2022 and recorded on August 08, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of May, 2023.

_____(SEAL)
Ian Howard Ratliff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ian Howard Ratliff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of May, 2023.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
16th day of May, 2023.

_____
Notary Public
My commission expires: 6/23/25

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No. GNT-23-2724

Certificate of Authenticity

I, Katie Smith, 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 5/16/23.
Date

Affiant Signature

5/16/23
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 16th day of May, 2023.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

