BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1015473 **DEEDWARR**
06/15/2023 10:03:01 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20230615-0045647

MJ-BL-23-1412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
PREMIER ESCROW, LLC
4361 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ratliff Real Estate, LLC	**NEW OWNER**	
(NAME)	(NAME)	**072-07-0-287.00**
3007 Jenry Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEAN HARAMIJA, MARRIED,**hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RATLIFF REAL ESTATE, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 15 on the Plan of Waters Place of record in Plat Book 332, Page 136 - 137, 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 Charles Eugene Denson and wife, Dorothy Jean Denson by Warranty deed from Roy C. Warden, unmarried of record in Book 4867, page 520, Register's Office for Davidson County, Tennessee, dated November 11, 1974 and recorded on November 12, 1974.

Said Charles Eugene Denson died on October 31, 2001, leaving Dorothy Jean Denson, as surviving tenant.

Said Dorothy Jean Denson died on September 6, 2006, survived by Mary Raymer, Ruth Wilburn, Ruby Scruggs, Roy Wayne Taylor and William Taylor as evidenced by Affidavit of Heirship of record in Instrument 20061117-0143363, said register's office- Affiant is Delores Jean Taylor.

Ruby Scruggs died on January 12, 2007.

Being the same property conveyed to Deborah Darlene Taylor by Quitclaim deed from William Taylor of record in Instrument No. 20070521-0060539 Register's Office for Davidson County, Tennessee, dated February 12, 2006 and recorded on May 21, 2007.

Being the same property conveyed to Deborah Darlene Taylor by Quitclaim deed from Mary Raymer, unmarried & Ruth Wilburn, unmarried, as heirs of the Estate of Dorothy Jean Denson of record in Instrument No. 20061117-0143364 Register's Office for Davidson County, Tennessee, dated October 26, 2006 and recorded on November 17, 2006.

Being the same property conveyed to Deborah Darlene Taylor by Quitclaim deed from Roy Wayne Taylor of record in Instrument No. 20070103-0001146 Register's Office for Davidson County, Tennessee, dated December 8, 2006 and recorded on January 3, 2007.

Being the same property conveyed to Deborah Darlene Taylor by Quitclaim deed from Barbara Richardson and Betty Copenhagen, both unmarried & Gloria Knight Walker, as heirs of the Estate of Dorothy Jean Denson and Ruby Scruggs who was an heir of Dorothy Jean Denson who pre-deceased Ruby Scruggs of record in Instrument No. 20070521-0060540 Register's Office for Davidson County, Tennessee, dated May 21, 2007 and recorded on May 21, 2007.

Being the same property conveyed to Sean Haramija by Warranty Deed from Deborah Darlene Taylor of record in Instrument No. 20230612-0044677 Register's Office for Davidson County, Tennessee, dated 6/9/23 and recorded 6/12/23.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 136-137, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1412 Mcgavock Pike, Nashville, Tennessee 37216-3209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9 DAY OF JUNE, 2023.

Sean Haramija

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212