Karen Johnson Davidson County
Batch# 1017091 DEEDWARR
06/21/2023 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,920.30
20230621-0046911

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Sumner The actual consideration or value, whichever is greater, for this transfer is $518,999.00 Affiant Subscribed and sworn to before me, this ~~19th~~ 20th day of June, 2023. Notary Public My commission expires: 03/01/2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
LHI-LTC Title
9175 Carothers Pkwy, Suite 110, Franklin, TN 37067

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rene Guerrero Ramirez and Jose Guerrero Ramirez	New Owner	051 03 0 002.00
609 Vantrease Road		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Mickenzie Jean Vought and Paul Robert Vought, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rene Guerrero Ramirez, unmarried woman and Jose Guerrero Ramirez, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos 111, 112, 113, and 114 of Block "B" on the Map of Marthonna, not of record, and described according to a copy of survey thereof, made by J.A. Mefford, Surveyor, in December 1937 as follows:

Beginning at a point in the Northerly margin of Ezell Road South at the common corner of Lot Nos 110 and 111, being 100 feet East of the Easterly margin of Ezell Road West; thence Northerly, with the line between said lots, 250 feet to a point: thence Easterly 100 feet to the common corner of Lot No 114 and 115; thence Southerly, with the line between said lots 250 feet to the Northerly margin of Ezell Road South; thence with the margin of the same, North 86 deg 02' West 100 feet to the point of beginning.

Being the same property conveyed to Mickenzie Jean Vought and Paul Robert Vought, Wife and Husband, by Warranty Deed from Decadie, LLC, a Tennessee limited liability company, of record in Instrument No. 20190405-0030993, in the Register's Office of Davidson County, Tennessee, dated April 01, 2019 and recorded on April 05, 2019.

This is improved property known as **609 Vantrease Road, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of June, 2023.

Mickenzie Jean Vought

Paul Robert Vought

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mickenzie Jean Vought and Paul Robert Vought, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires: 03/16/25

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LHI-LTC File No. 23-000025-670

SP 11/2015

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 6/16/23 (date of document).

Jennifer Russell
Affiant Signature

6/20/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of June, 2023.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL