Karen Johnson Davidson County
Batch# 1018823 DEEDWARR
06/26/2023 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230626-0048318

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Rachel L. Drury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2023.

Notary Public
MY COMMISSION EXPIRES: 3.25.25
File No. 23-18786

AMBER D MCNABB STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-25-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erasmo Ramos (NAME)	New Owner (NAME)	113-156.00
701 Coggins Pass (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Roy Kenneth Green, Trustee of The Roy Kenneth Green Living Trust, dated May 26, 2022**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erasmo Ramos, a married man**, 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:

BEGINNING at an iron pin in the northeasterly margin of Manning Hollow Road, the SW corner of this tract, and the SE corner of Tract No. 4; thence along the common line of said tracts, N 5° 50' W 1261.30 feet to an iron pin in the southwesterly margin of Tract No. 7; thence along said line, S 42° E 250.0 feet to an iron pin, the NE corner of this tract and the NW corner of tract No. 6; thence along the common line of said tracts, S 5° 09' W 1239.84 feet to an iron pin in the northeasterly margin of Manning Hollow Road; thence along said margin, N 48° 30' W 250.0 feet to the point of beginning, and being Tract No.5 on said survey, containing 5.54 acres, more or less.

Being the same property previously conveyed to Juanita Green and Roy Green, as joint tenants by the entirety with right of survivorship for the purpose of creating a teancey by the entirety, from Roy Green, trustee, by Quitclaim Deed dated May 12, 1992 and recorded May 20, 1992, in Book 8630, page 37, in the Register's Office for Davidson County, Tennessee. Juanita Green having since died on January 19, 2010, thereby vesting the subject property in Roy Green as surviving tenant by the entirety.

Included in this conveyance and also subject to is a Driveway Easement Agreement as set forth in Instrument No. 20080416-0038572, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy K. Green, as Trustee of the Roy Kenneth Green Living Trust dtd 5/26/2022 by Quitclaim Deed dated May 26, 2022 from Roy K. Green, recorded June 3, 2022, in Instrument Number 20220603-0064486, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8477 Old Charlotte Pike, Pegram, TN 37143.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 21st day of June, 2023.

The Roy Kenneth Green Living Trust, dated May 26, 2022

By: Roy Kenneth Green, Trustee
Roy Kenneth Green, Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Roy Kenneth Green, Trustee of The Roy Kenneth Green Living Trust dated May 26, 2022, with whom I am personally acquainted, and who acknowledged that Roy Kenneth Green executed the within instrument for the purposes therein contained and who further acknowledged that Roy Kenneth Green, is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of June, 2023.

TRUDY MILLIKEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/21/23 (date of document).

Affiant Signature

6/21/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21ST day of June, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY