Karen Johnson Davidson County
Batch# 1036120 DEEDWARR
08/08/2023 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230808-0061474

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant Leticia Rammal

State of: New Jersey County of: Monmouth
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/19/2028
(AFFIX SEAL)

JORDAN S PECH
Notary Public, State of New Jersey
Comm. # 2371272
My Commission Expires 03/19/2028

NOTARY PUBLIC OF NEW JERSEY
JORDAN S PECH
MY COMMISSION EXPIRES 03/19/2028

File #23-TC-0060-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carlos Eduardo Ramos	New Owner	
(NAME)	(NAME)	
60 Tusculum Rd.	60 Tusculum Rd.	162-08-0-006.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **LETICIA RAMMAL, A SINGLE WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARLOS EDUARDO RAMOS** 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. 10 on the Plan of Antioch Park, Section 1 of record in Plat Book 3600, Page 96, 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 Leticia Rammal, a single woman by Warranty deed from Michael S. Little and wife, Jennifer M. Little (by Susan Riggs, Attorney-in-Fact by virtue of Power of Attorney recorded in Instrument No. 20211104-0147833, Register's Office for Davidson County, Tennessee); said Warranty deed of record in Instrument No. 20211104-0147834 in the said Register's Office, dated October 26, 2021 and recorded on November 04, 2021.

This conveyance is subject to:

* Subject to all matters shown on the Plan of record in Plat Book 3600, Page 96, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 3861, Page 744, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Right of Way of Benzing Road. to handicap but does not discriminate against handicapped persons.
* Right of Way of Benzing Road.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **60 Tusculum Road, Antioch, TN 37013.**

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 ~~24th~~ 21st day of July, 2023.

LR

Leticia Rammal

STATE OF New Jersey
COUNTY OF Monmouth

On this ~~24th~~ 21st day of July, 2023, before me personally appeared Leticia Rammal, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~24th~~ 21st day of July, 2023.

JSP

Notary Signature
My commission expires: ~~3/19/2028~~ 3/19/2028

JSP

JORDAN S PECH
Notary Public, State of New Jersey
Comm. # 2371272
My Commission Expires 03/19/2028

JORDAN S PECH NOTARY PUBLIC STATE OF NEW JERSEY MY COMMISSION EXPIRES 03/19/2028

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Holly A. Mason, 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 ~~August~~ July 21, 2023.

Affiant Signature

8/8/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of August, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026