Karen Johnson Davidson County
Batch# 1038372 DEEDWARR
08/15/2023 12:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20230815-0063491

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED SIXTY THOUSAND AND 00/100 ($360,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 05/09/2026

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Eulalia Ibanez	**NEW OWNER**	**162 03 0 103.00**
249 Bart Drive **Nashville, TN 37013**		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 14th day of August, 2023, the undersigned, **CHARLES RAMSEY AND CAROLYN RAMSEY, HUSBAND AND WIFE, AND NICOLE RAMSEY, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **EULALIA IBANEZ ANTONIO, AN UNMARRIED WOMAN, AND BRYAN SAMUEL ALEJANDRO ELIAS VARGAS, AN UNMARRIED MAN, AS TENANTS IN COMMON,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **249 BART DRIVE, NASHVILLE, TN 37013** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 46 on the Plan of Section One, Colewood Hills, of record in Book 4300, Page 130, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Charles Ramsey and Carolyn Ramsey, Husband and Wife and Nicole Paige Ramsey, a Single Woman, by Warranty Deed from Marc Trottier and Cathy Fuller Trottier, husband and wife, of record in Instrument No. 20220420-0045570, in the Register's Office of Davidson County, Tennessee, dated April 08, 2022 and recorded on April 20, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 14th day of August, 2023.

GRANTOR: Charles Ramsey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Charles Ramsey**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 14th day of August, 2023.

Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: Carolyn Ramsey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Carolyn Ramsey**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 14th day of August, 2023.

Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: Nicole Ramsey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Nicole Ramsey**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 14th day of August, 2023.

Notary Public

My Commission Expires



- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8/14/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 8/14/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of August, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

