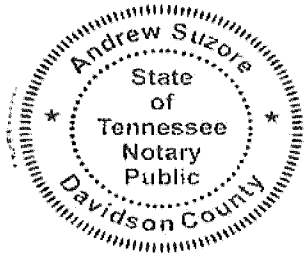
Karen Johnson Davidson County
Batch# 1045126 DEEDWARR
09/01/2023 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,287.60
20230901-0068608



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $348,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of August, 2023.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Victor Posso Ramirez and Andrea Rivas	**NEW OWNER**	**149-09-0-192.00**
4812 Trappers Ridge		
Antioch, TN 37013		

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, we,

Brenda A. Darrah and Wayne A. Darrah, wife and husband, and Patrick Darrah, unmarried, as tenants in common with rights of survivorship

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

Victor Posso Ramirez and Andrea Rivas, husband and wife

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

Land in Davidson County, Tennesse being Lot No. 146 on the Plan of Section Two, Terragon Trails, as of record in Book 5050, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 146 fronts 35.78 feet on the Southerly margin of Trappers Ridge and extends back between lines measuring 137.66 feet on the Easterly line and 108.9 feet on the Westerly line to a deed line in the rear on which it measures 124.32 feet.

Being the same property conveyed to Brenda A. Darrah and Wayne A. Darrah, wife and husband, and Patrick Darrah, unmarried, as tenants in common with rights of survivorship by Warranty deed from Amrollah Sharifi, a married man, and Naim Sharifi, an unmarried man of record in Instrument No. 20200323-0031197, Register's Office for Davidson County, Tennessee, dated March 19, 2020 and recorded on March 23, 2020.

Being improved property known as **4812 Trappers Ridge, Antioch, TN 37013.**

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.
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 effective as of the 28th day of August, 2023.

Brenda A. Darrah

Wayne A. Darrah

Patrick Darrah

STATE OF NEW YORK
COUNTY OF Essex

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brenda A. Darrah and Wayne A. Darrah, 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 24 day of August, 2023.

Notary Public
My Commission Expires: 10/11/2024

KATHY D. JOHNSEN
Notary Public, State of New York
No. 01JO6348928
Qualified in Essex County
Commission Expires October 11, 2024

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, Patrick Darrah, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 28th day of August, 2023.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 23-001144-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 08/28/2023 (date of document).

Affiant Signature

08/31/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023