Karen Johnson Davidson County
Batch# 1068119 DEEDWARR
11/03/2023 08:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,711.25
20231103-0086103

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $462,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/27/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/22/26

CONNIE GILL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4432

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jacqueline Ramsey	**Fifth Third Bank, National Association**	094-12-0-046
285 Ivywood Drive	5001 Kingsley Drive, MD: 1MOBA8	
Nashville, TN 37210	Cincinnati, OH 45227	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Bobbie H. Wittenmeier, a widow

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacqueline Ramsey, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 6 on the Plan of Clover Kook Subdivision, as of record in Book 2900, page 52, Register's Office for said County.

Said Lot No. 6 fronts 228.0 feet on the northeasterly side of Ivywood Drive and extends back 214.9 feet on the northwesterly line and 222.0 feet on the southeasterly line, to a line in the rear on which it measures 34.6 feet.

Being the same property conveyed to James F. Wittenmeier and wife, Bobbie H. Wittenmeier by Deed dated April 20, 1966, and recorded May 3, 1966, from Ridgelawn Homes, Inc., of record in Deed Book 4012, Page 477, of the Public Records of Davidson County, Tennessee. James F. Wittenmeier died November 7, 1993 leaving the subject property vested in Bobbie H. Wittenmeier, as surviving tenant by the entirety.

Property Address: 285 Ivywood Drive Nashville, TN 37210

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 285 Ivywood Drive Nashville, TN 37210

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 hand on October 27, 2023.

Bobbie H. Wittenmeier by David Wittenmeier AIF

Bobbie H. Wittenmeier by David Wittenmeier, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Wittenmeier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of Bobbie H. Wittenmeier, and acknowledged that he executed the same as the free act and deed of the said Bobbie H. Wittenmeier, for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument# 20231024-0083373, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this October 27, 2023.

Notary Public

My Commission Expires: 11/2/24

BRITNEY WEISBECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

File #: 2023-4432

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10/27/23 (date of document).

Affiant Signature

10/27/23
Date

State of Tennessee

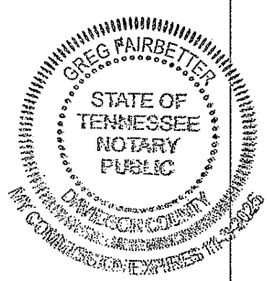
County of Davidson

Sworn to and subscribed before me this 27th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10/27/23 (date of document).

Affiant Signature

10/27/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

