WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21847-DS

Karen Johnson Davidson County
Batch# 1073206 DEEDWARR
11/17/2023 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $878.75
20231117-0089843

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2454-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $237,500.00.

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2023.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Ramsey and Jennifer Ramsey 1421 Peppermint Lane Nolensville, TN 37135	New Owner	163-02-0C-309-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Amanda Dziadosz, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Richard Ramsey and Jennifer Ramsey, husband and wife**, 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:

Being a certain private element townhome unit situated in Davidson County, Tennessee, being known as Unit No. 309, together with the appurtenant common elements, of Autumn Ridge Townhomes, Phase 2, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and Bylaws for the Autumn Ridge Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20060404-0038533; as amended in Instrument No. 20060419-0045063; Instrument No. 20061115-0141803; and in Instrument No. 20080108-0002295; as corrected in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site plan of Autumn Ridge, Phase I, attached as Exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Autumn Ridge Townhomes provided in said Master Deed, as amended, together with the By-Laws appended thereto, the site plan attached as exhibit to said Master Deed, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Amanda Dziadosz, an unmarried woman by Warranty Deed from Jazman K. Swett now known as Jazman K. Swett-Smith and husband Charleston Smith, dated December 11, 2018, recorded December 17, 2018, of record in Instrument No. 20181217-0122301, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1382 Rural Hill Road, #309, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 2023.

GRANTOR:

Amanda Dziadosz

STATE OF MICHIGAN
COUNTY OF WAYNE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amanda Dziadosz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of November, 2023.

JENNIFER JONES
Notary Public - State of Michigan
County of Wayne
My Commission Expires Dec 12, 2026
Acting in the County of Wayne

Notary Public
My Commission expires: 12/12/2026
Jennifer Jones, Notary Public

202311170089843

- 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 11/16/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 11/16/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of November, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

