Karen Johnson Davidson County
Batch# 1079828 DEEDWARR
12/07/2023 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20231207-0094679

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-1480-KS

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of December, 2023.

Notary Public
My Commission Expires: 11-3-2025

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Erick Ramos Cordero and Edgar Ramos Ibarraza 817 Nella Drive Goodlettsville, TN 37072	New Owner	033 14 0 096.00

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, we, **Dair Sutton and Glenda Gleaves-Sutton, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Erick Ramos Cordero, an unmarried man, and Edgar Ramos Ibarraza, a married man, as joint tenants with right of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Pleasant Hill Addition, as of record in Plat Book 3300, Page 7, Register's Office for said County, described as follows:

Beginning at a concrete monument in the South margin of Nella Drive Opposite a turn into an unnamed street; thence with margin of Nella Drive, Southeasterly 191 feet to a tract marked "Parcel C Reserved"; thence along the West line of Parcel C, Southwesterly 107.7 feet to a point; thence Westerly 119.3 feet to a tract marked "Reserve Parcel "D"; thence with the North line of said parcel, Northwesterly 106.6 feet to the Easterly margin of a 50 foot unnamed street; thence with the margin of the same, Northeasterly 130 feet to the beginning of a curve; thence around said curve, Easterly 39.3 feet to the point of beginning.

Being part of the same property conveyed to Dair Sutton and wife, Glenda Gleaves Sutton, by Warranty Deed from Michael E. McAdams and wife, Cheryl J. McAdams, of record in Instrument No. 20021008-0122138, in the Register's Office of Davidson County, Tennessee, dated September 30, 2002 and recorded on October 08, 2002. And also see re-recorded Warranty Deed of record in Instrument No. 20021025-0130742, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **817 Nella Drive, Goodlettsville, TN 37072.**

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 his/her/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 5th day of December, 2023.

GRANTOR:

Dair Sutton

Glenda Gleaves-Sutton

STATE OF TENNESSEE
COUNTY OF Sumner

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

WITNESS my hand and seal at office this 5th day of December, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202312070094679

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 12/5/23 (date of document).

Affiant Signature

12/6/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of Dec, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

