This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22224-DJ

Karen Johnson Davidson County
Batch# 1106305 DEEDWARR
02/29/2024 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $802.90
20240229-0014076

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $217,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of February, 2024.

Notary Public
My Commission Expires: 5-9-2026

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Evan Bestwick and Carissa Bestwick 612 Castlegate Dr. Nashville, TN 37217	NEW OWNERS	150-02-0-248.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Matthew Ramsey and Jennifer Ramsey, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Evan Bestwick and Carissa Bestwick, husband and wife**, 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 Davidson County, Tennessee, being all of Lot No. 142-A, Zone Lot Division, Lots 139, 140, 141 & 142, Harborgate, Section Two, according to survey and plat of same appearing of record in Book Plat Book 6250, page 33; as amended and revised in Plat Book 6200, page 474, in the Register's Office for Davidson County, Tennessee, to which plat references are hereby made for a more complete and accurate description of aid lot.

Being a portion of the property conveyed to Matthew Ramsey and Jennifer Ramsey, husband and wife by Warranty Deed from SEG Investments, L.P., a Tennessee limited partnership, dated April 28, 2017, recorded May 2, 2017, of record in Instrument No. 20170502-0042860, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **612 Castlegate Drive, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 29th day of February, 2024.

GRANTOR:

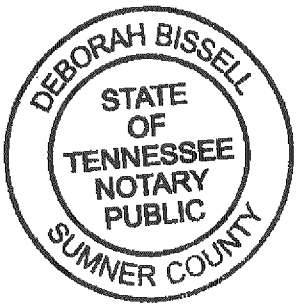
Matthew Ramsey

Jennifer Ramsey

STATE OF TENNESSEE
COUNTY OF WILSON

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

WITNESS my hand and seal at office this 29th day of February, 2024.



Notary Public
My Commission expires: 03-02-2027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/29/24 (date of document)

Regina Sullo

Affiant Signature

February 29, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 29th day of February 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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