WARRANTY DEED

Karen Johnson Davidson County
Batch# 1107400 DEEDWARR
03/05/2024 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20240305-0015115

BS-BR-23-813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Al Kenneth James Ramirez and Jennifer Bayne Ramirez	New Owner	
(NAME)	(NAME)	**076-09-0A-042-00**
813 Chandler Grv		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-4212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AL KENNETH JAMES RAMIREZ AND JENNIFER BAYNE RAMIREZ, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 42 on the Plan of Final Plat of Chandler Grove of record in Plat Book 7900, Page 796, and amended in Book 7900, Page 802 and Surveyor's Correction in Book 9942, Page 837, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leslie Wones Spahr by Warranty Deed from Zaring Homes Inc of record in Book 10605, page 816, Register's Office for Davidson County, Tennessee, dated September 11, 1997 and recorded on September 11, 1997.

Said Leslie Wones Spahr died on July 16, 2022; Affidavit of Heirship in Instrument No. 20230421-0029596.

Being the same property conveyed to Revision Homes, LLC by Warranty Deed from Lisa Wones Lehmann, unmarried of record in Instrument No. 20230607-0043227 Register's Office for Davidson County, Tennessee, dated June 05, 2023 and recorded on June 07, 2023.

This conveyance is subject to:
- Taxes for the year 2024
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 796, amended in Book 7900, page 802 and Surveyor's Correction in Book 9942, Page 837, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9480, Page 4, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 9480, Page 16, in the Register's Office for Davidson County, Tennessee.
- Easement to Southern Bell Telephone and Telegraph Co of record in Book 1104, Page 400, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **813 Chandler Grv, Hermitage, Tennessee 37076-4212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th DAY OF FEBRUARY, 2024.

Revision Homes, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of REVISION HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of February, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 2/29/2024.

Affiant Signature – Joshua A. Terry

3/4/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/4/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27