(1)

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

This instrument prepared by:
Shawn Stevens
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch # 1109454 DEEDWARR
03/11/2024 09:10:52 AM 2 pgs
Fees: $13.00 Taxes: $1,265.40
20240311-0016553

State of Tennessee }
County of Williamson }

The actual consideration or value, whichever is greater for this transfer is: $342,000.00

Affiant Signature

Subscribed and sworn to before me on this the 6th Day of March, 2024

Notary Public

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

My Commission expires 2 / 28 / 2027

NAME AND ADDRESS OF PROPERTY OWNER:
Thomas Klingonsmith and Amanda Klingonsmith
480 Huntington Ridge Dr
Nashville, TN 37211

SEND TAX BILLS TO:
Truist
1001 Semmes Ave
Richmond, VA 23224

MAP AND PARCEL NUMBER: 161110A10300CO

WARRANTY DEED
23NT00090

Effective the 5TH Day of March, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jessica Spring Ramey and Katelyn Renee Ramey, a married couple, as tenants by the entireties

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Thomas Quinten Klingonsmith and Amanda Ann Klingonsmith, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 103, on the Plan of Revision One Huntington Ridge Townhouse, Condominiums, of record in Book 4675, Page 9, as revised in Book 9700, Page 846, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Spring Ramey and Katelyn Renee Ramey, a married couple, as tenants by the entireties from Jessica Spring Ramey, who acquired title as William Buster Ramey and Katelyn Renee Ramey, a married couple, by Quitclaim Deed dated 08/26/2017 and recorded 08/31/2017 in Instrument No. 20170831-0089659, Register's Office of said County.

Being the same property conveyed to William Buster Ramey and Katelyn Renee Ramey, husband and wife from Jim W. Butler and Sarah K. Sadler, husband and wife, by Warranty deed

dated 03/28/2014 and recorded 04/01/2014 in Instrument No. 20140401-0026883, Register's Office of said County.

This is an improved property commonly known as: 480 Huntington Ridge Dr, Nashville, TN 37211-5983

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 5th day of March, 2024

Jessica Spring Ramey
Jessica Spring Ramey

Katelyn Renee Ramey
Katelyn Renee Ramey

State of Illinois)
County of Lake)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jessica Spring Ramey and Katelyn Renee Ramey,** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2024.

Katherine Burton
Notary Public

My Commission expires: 11 / 08 / 2025.

OFFICIAL SEAL
KATHERINE BURTON
NOTARY PUBLIC, STATE OF ILLINOIS
Commission # 864932
My Commission Expires Nov. 08, 2025