WARRANTY DEED

Karen Johnson Davidson County
Batch# 1111391 DEEDWARR
03/15/2024 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20240315-0017853

DM-ARG-24-8477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 08-02-2027

(AFFIX SEAL)

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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)
Jessica Chapman and Caleb Chapman Marlin Chapman	United wholesale Mortgage	
(NAME)	(NAME)	**113-00-0-156.00**
8477 Old Charlotte Pike	585 South Blvd E	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Pontiac MI 48341	
(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, **ERASMO RAMOS, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA CHAPMAN AND CALEB CHAPMAN, WIFE AND HUSBAND, AND MARLIN CHAPMAN, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

BEGINNING at an iron pin in the northeasterly margin of Manning Hollow Road, the SW corner of this tract, and the SE corner of Tract No. 4; thence along the common line of said tracts, N 5° 50; E 1261.30 feet to an iron pin in the southwesterly margin of Tract No. 7; thence along said line, S 42° E 250.0 feet to an iron pin, the NE corner of this tract and the NW corner of tract No. 6; thence along the common line of said tracts, S 5° 09' W 1239.84 feet to an iron pin in the northeasterly margin of Manning Hollow Road; thence along said margin, N 48° 30; W 250.0 feet to the point of beginning, and being Tract No. 5 on said survey, containing 5.54 acres, more or less.

Being the same property conveyed to Roy K. Green, as Trustee of the Roy Kenneth Green Living Trust dtd 5/26/2022 by Quitclaim deed from Roy K. Green of record in Instrument No. 20220603-0064486 Register's Office for Davidson County, Tennessee, dated May 26, 2022 and recorded on June 3, 2022.

Being the same property conveyed to Erasmo Ramos, a married man by Warranty deed from Roy Kenneth Green, Trustee of the Roy Kenneth Green Living Trust, dated May 26, 2022 of record in Instrument No. 20230626-0048318 Register's Office for Davidson County, Tennessee, dated June 21, 2023 and recorded on June 26, 2023.

This being investment property only, having never been the personal residence of the grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Terms of Shared Driveway Agreement of record in Instrument Number 20080416-0038572, in the Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8477 Old Charlotte Pike, Pegram, Tennessee 37143**.

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 14 DAY OF MARCH, 2024.

Erasmo Ramos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERASMO RAMOS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~14th~~ of March, 2024.

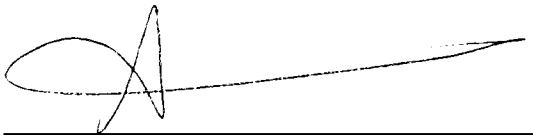
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 3-14-2024.



Affiant Signature

3-14-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3-14-2024.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal