WARRANTY DEED

Karen Johnson Davidson County
Batch# 1118830 DEEDWARR
04/04/2024 07:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20240404-0023678

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2024

Notary Public

MY COMMISSION EXPIRES: Oct. 7, 2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC FAITH L LOWE WILLIAMSON COUNTY

MST 2024-0046

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimmy Ramotar	Kimmy Ramotar	131-07-0E-004.00-CO
(NAME) 1914 Randolph Place	(NAME) 1914 Randolph Place	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Tso, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimmy Ramotar, unmarried woman,** 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. 2-A on the Plan of Evergreen as established by a Master Deed of record in Book 6936, Page 936, amended at Instrument No. 20170424-0040042 and Instrument No. 20170424-0040045, in the Register's Office for Davidson County, Tennessee, and as set out on the Revised Plan of Evergreen of Lots 1, 2, 3, and 4, of record in Plat Book 6250, page 589, Register's Office for said county, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Tso, a married man by Warranty Deed from Todd D. Moss devisee of the Estate of Pamela C. Munz of record in Instrument No. 20180723-0071351 Register's Office for Davidson County, Tennessee, dated July 18, 2018 and recorded on July 23, 2018.

Robin Gordon, spouse of John Tso, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

Power of Attorney of record in Instrument No. 202404040023677 **, Register's Office for Davidson County, Tennessee.**

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 395, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 589, 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 6936, Page 936, as amended in Instrument No. 20170424-0040042 and Instrument No. 20170424-0040045, Register's Office for Davidson County, Tennessee. Charter of Evergreen Homeowners Association, Inc. of record in Book 6945, Page 490, in the Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6519, Page 623, in the Register's Office for Davidson County, Tennessee. Joint Roadway Agreement for Use and Maintenance of record in Book 6521, Page 802, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6803, Page 497, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 7542, Page (s) 486 and 489, in the Register's Office for Davidson County, Tennessee.

This property, known as 1914 Randolph Place, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 28th day of March, 2024.

John Tso by Robin Gordon, his Attorney-in-Fact Robin Gordon

John Tso by Robin Gordon, his Attorney-in-Fact

Robin Gordon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 28th day of March, 2024.

Notary Public

My commission expires: 4-13-25

(SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, authority a Notary Public in and for said State and County, appeared Robin Gordon, Attorney-in-Fact for John Tso , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said John Tso, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this 28th day of March, 2024.

Notary Public

My commission expires: 4-13-25

(SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd, 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 March 28, 2024.

Custodian's Signature — 03/28/2024 date

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of March 2024.

Notary Public

MY COMMISSION EXPIRES: 06/14/25

