NEW OWNER:
VALERIA GALVAN RAMIREZ
1112 A 57TH AVENUE NORTH
NASHVILLE, TN 37209

SEND TAX BILLS TO:
FAIRWAY INDEPENDENT MORTGAGE CORPORATION
4201 MARSH LANE
CARROLLTON, TX 75007

Map & Parcel
091064P001.00CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-0253

Space for Recorder's stamp

Karen Johnson
Batch # 1122726
04/15/2024 10:22:16 AM
Fees: $18.00 Taxes: $2,775.00

Davidson County
DEEDWARR
3 pgs

20240415-0026567

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Fifty Thousand and 00/100 Dollars ($750,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIRTLEY WHITTINGTON AND LANIE WHITTINGTON, CO-TRUSTEES OF THE WHITTINGTON JOINT REVOCABLE TRUST, CREATED FEBRUARY 8, 2022** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **VALERIA GALVAN RAMIREZ, an unmarried person, CARLOS A. GALVAN and MARISOL GALVAN, husband and wife,** ("Grantee") their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. A, as established by Declaration of Covenants, Conditions, and Restrictions for Eleven-Twelve Fiftyseventh Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220422-0046826, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lots, property co-owners and tenants of Eleven-Twelve Fiftyseventh Avenue North, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220422-0046826, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being a portion of the same property conveyed to KIRTLEY WHITTINGTON and LANIE WHITTINGTON, CO-TRUSTEES OF THE WHITTINGTON JOINT REVOCABLE TRUST, CREATED FEBRUARY 8, 2022, by Quitclaim Deed from Kirtley Whittington, dated June 16, 2022, and of record in Instrument No. 20220624-0072550, as corrected by Scrivener's Affidavit, of record in Instrument No. 20221017-0113316, Register's Office for DAVIDSON County, Tennessee. Also being a portion of the same property conveyed to Kirtley Whittington, by Warranty Deed from Robert Kevin Bastin and Johnny Ray Bastin Jr. and Michael E. Bastin Sr. and Mark Ward Moore, dated February 18, 2022, and of record in Instrument No. 20220228-0022594, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **1112 A 57TH AVENUE NORTH, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20220422-0046826, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12th day of April, 2024.

WHITTINGTON JOINT REVOCABLE TRUST,
CREATED FEBRUARY 8, 2022

BY: KIRTLEY WHITTINGTON, CO-TRUSTEE

BY: LANIE WHITTINGTON, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KIRTLEY WHITTINGTON AND LANIE WHITTINGTON, CO-TRUSTEES OF THE WHITTINGTON JOINT REVOCABLE TRUST, CREATED FEBRUARY 8, 2022**, 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 at office this 12th day of April, 2024.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$750,000.00**.

Valeria Galvan Ramirez
AFFIANT

Sworn to and subscribed to before me this 12th day of April, 2024.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026