Karen Johnson Davidson County
Batch# 1124453 DEEDWARR
04/18/2024 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240418-0027848

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $500,000.00.

Affiant

Subscribed and sworn before me this the 9th day of April, 2024.

Notary Public
My commission expires: 11-2-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Maria Del Carmen Ramirez	New Owner	147-01-0 085.00
324 Lynn Dr.		
Nashville, TN 37211		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EAGLE CONSULTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARIA DEL CARMEN RAMIREZ RODRIGUEZ AND ARNULFO GARCIA CARBAJAL, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Lot 345, Plan of Caldwell Hall, Section Three, as shown on plat of record in Plat Book 2900, Page 131, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said land.

Being the same property conveyed to Eagle Consulting, LLC, a Tennessee limited liability company, by deed dated 08/14/2023, from Ryder Gibbs, Executor of the Estate of Richard A. Soapes, of record in Instrument No. 20230816-0063985, Register's Office for said County.

Also being the same property conveyed to Richard A. Soapes, by deed dated 03/04/1988, from Samuel T. Soapes and wife, Dorothy S. Soapes, of record in Book 7486, Page 97, Register's Office for said County.

Richard A. Soapes having since died testate on 03/22/23, leaving Last Will and Testament filed for Probate in Docket No. 23P802, Circuit Court of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 324 Lynn Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the ~~9th~~ 10th DAY day of April, 2024.

Eagle Consulting, LLC

BY: _____

Izaac Maring, Sole Member

STATE OF Vermont
COUNTY OF Washington

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Izaac Maring, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Sole Member of the within named bargainor, a LLC, and that He, as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the Eagle Consulting, LLC by the said Izaac Maring as such Sole Member.

Witness my hand and official seal this ~~9th~~ 10th DAY day of April, 2024.

My commission expires: Jan 31 2025

_____
Notary Public Darleen Anna Johnson

DARLEEN ANNA JOHNSON
Notary Public - State of Vermont
Commission # 157.0003551
My Commission Expires Jan 31, 2025

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 04/10/2024 (date of document).

Karla I Kard
Affiant Signature

04/10/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of April, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

