Karen Johnson Davidson County
Batch# 1143816 DEEDWARR
06/05/2024 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240605-0042237

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$450,000.00**. **Affiant** Subscribed and sworn to before me, this **17th day of May, 2024**. **Notary Public** **My commission expires:** 3/22/24

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bernardina Ramirez-Barranco **1728 Timber Point** **Nashville, TN 37214**	New Owner	**108-16-0A-037-00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Katherine B. Shelton and David William Shelton, wife and husband**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Bernardina Ramirez-Barranco, an unmarried woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 37, on the Plan of Timber Ridge, of record in Instrument 20040113-0005330, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Katherine B. Shelton and David William Shelton, wife and husband by Warranty Deed from Vaska Lako and wife, Sofika Lako dated May 6th 2016 and recorded May 11th 2016 in Instrument No. 20160511-0046760 in the Register's Office of Davidson County, Tennessee.

HE-2024-215

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **1728 Timber Point, Nashville, TN 37214**.

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 in 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 my/our hand(s) this **17th day of May, 2024.**

David William Shelton

Katherine B. Shelton

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 17th day of May, 2024, before me personally appeared David William Shelton, Katherine B. Shelton and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of May, 2024.

Notary Signature
My commission expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

HE-2024-215

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/17/24 (date of document).

Affiant Signature

5/17/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

