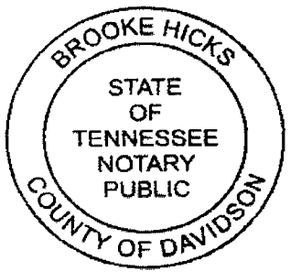
Karen Johnson Davidson County
Batch# 1148261 DEEDWARR
06/18/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,214.34
20240618-0045493

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $328,200.00.

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2024.

Notary Public

My commission expires: 5-7-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brittany Elizabeth Ramans and Edward S. Ramans	Brittany Elizabeth Ramans and Edward S. Ramans	071-08-0-257.00
306 A Polk Avenue	306 A Polk Avenue	
Nashville, TN 37210	Nashville, TN 37210	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS L. HOPPER, SR. AND MARTHA S. HOPPER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTANY ELIZABETH RAMANS, AN UNMARRIED WOMAN, AND EDWARD S. RAMANS, A MARRIED MAN, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 36 on the Plan of Section One, Joywood Heights, of record in Book 1130, page 91, Register's Office for said County.

Said Lot No. 36 fronts 60 feet on the northerly margin of East Trinity Lane, formerly Trinity Lane, and extends back 217 feet, prior deeds call for 216 feet on the easterly line and 217 feet on the westerly line to a dead line in the rear, measuring 60 feet thereon.

Less and except that portion of property conveyed by Deed filed August 22, 1991, of record in Book 8425, Page 628, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas L. Hopper, Sr. and wife, Martha S. Hopper by Warranty deed from David Ray Phillips and wife, Deborah A. Phillips of record in Book 6431, page 543, Register's Office for Davidson County, Tennessee, dated November 14, 1984 and recorded on November 21, 1984.

Less that portion conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed of record in Book 8425, Page 628, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 629 East Trinity Lane, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of June, 2024.

Thomas L. Hopper, Sr.

Thomas L. Hopper, Sr.

Martha Hopper

Martha S. Hopper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas L. Hopper, Sr. and Martha S. Hopper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of June, 2024.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 13, 2024**.

Affiant Signature

June 17, 2024

State of TENNESSEE

County of DAVIDSON

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

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25