NEW OWNER:
HERSCHEL BRUCE MAXWELL
2105 WILLOWMET DRIVE
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
NEW OWNER

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

FILE NO: 24-0806

Map & Parcel No.: 14708001601

Space for Recorder's stamp

Karen Johnson
Batch # 1157846
07/15/2024 08:52:37 AM
Fees: $18.00 Taxes: $906.50

Davidson County
DEEDWARR
3 pgs

20240715-0052842

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Five Thousand and 00/100 Dollars ($245,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EDITH ELONA MIRANDA, EXECUTRIX OF THE ESTATE OF MARJORY J. RAMSEY, EDITH ELONA MIRANDA, EVA SILVA HASSERT and DURWIN C. RAMSEY,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **HERSCHEL BRUCE MAXWELL, married** ("Grantee"), his 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 more particularly described as follows:

Beginning at the Northerly margin of Flora Maxwell Road (formerly Flora Avenue) at the Southwest corner of the property conveyed to David Liggett and wife, by Deed from Chester Maxwell and wife, of record in Book 3464, Page 397, Register's Office for said County; thence with said Liggett's Westerly line Northerly 115.3 feet; thence Westerly 50 feet; thence Southerly 115.3 feet to the Southerly margin of Maxwell Road (formerly Flora Avenue); thence with the same Easterly 50 feet to the beginning.

Being the same property conveyed to MARJORY J. RAMSEY, by Quitclaim Deed from Edith E. Miranda (formerly known as Edith E. Ramsey), and Jesus M. Miranda (also known as Jesus Miranda Malagon), her husband, dated September 26, 2002, and of record in Instrument No. 20021008-0122967, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Marjory J. Ramsey and Edith E. Ramsey, both unmarried persons, as joint tenants with right of survivorship, and not as tenants in common, by Deed from Pace Properties, Inc, dated November 5, 1987, and of record in Book 7398, Page 991, Register's Office for Davidson County, Tennessee. Marjory J. Ramsey is now deceased,

having died a widow and testate on November 24, 2023, in Davidson County, Tennessee. For further reference to title, see the Estate of Marjory J. Ramsey, of record in Case No. 23-P-2356, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, whereby pursuant to her Last Will and Testament, she devised her interest in the property herein to her children: Sibyl Loretto Austin, Eva Silva Hassert, Edith Elona Miranda, Durwin C. Ramsey, Darrell Patrick Ramsey, Jerome Andrew Ramsey, and Sherwood A. Rasmey. Sibyl Loretto Austin, Darrell Patrick Ramsey, Jerome Andrew Ramsey, and Sherwood A. Rasmey predeceased their mother, thereby pursuant to the terms of the Will, their respective interests were devised to the children then living. Thus, the property referenced above is vested in Eva Silva Hassert, Edith Elona Miranda, and Durwin C. Ramsey.

THIS IS IMPROVED PROPERTY more commonly known as **309 FLORA MAXWELL ROAD, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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, 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 10th day of July, 2024.

ESTATE OF MARJORY J. RAMSEY

By: Edith Elona Miranda Executrix
Edith Elona Miranda, Executrix

Edith Elona Miranda
EDITH ELONA MIRANDA

Eva Silva Hassert
EVA SILVA HASSERT

Durwin C. Ramsey
DURWIN C. RAMSEY

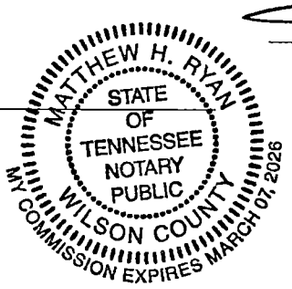
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **EDITH ELONA MIRANDA, EXECUTRIX OF THE ESTATE OF MARJORY J. RAMSEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of July, 2024.

NOTARY PUBLIC

My commission expires: 

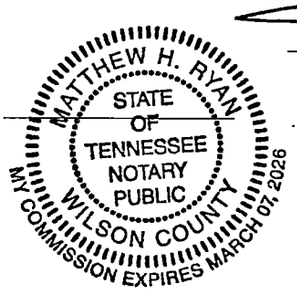
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **EDITH ELONA MIRANDA, EVA SILVA HASSERT and DURWIN C. RAMSEY**, 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 10th day of July, 2024.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00.**

AFFIANT

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

NOTARY PUBLIC

My commission expires: 