WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $334,000.00

Karen Johnson Davidson County
Batch # 1164918 DEEDWARR
08/01/2024 01:14:18 PM 2 pgs
Fees: $13.00 Taxes: $1,235.80

20240801-0058463

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JULY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-22-25

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-24-3227 2303

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3227LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP/PARCEL
Hayden Butler	ROCKET MORTGAGE LLC	
3203 Harpeth Springs Drive	1050 WOODWARD AVE	141 06 0D 188.00
Nashville, TN 37221	DETROIT, MI 48226-1906	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANIEL W. RAMER AND COLLEEN O. RAMER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HAYDEN BUTLER, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 188, as shown on the map entitled Riverbridge Community, of record as Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel W. Ramer and Colleen O. Ramer, husband and wife, by Warranty Deed from Rebecca Hassell, unmarried, now known as Rebecca Newsom, married, dated March 16, 2018 and recorded March 22, 2018 in Instrument No. 20180322-0026967, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. All matters shown on Plat shown in Instrument No. 20030213-0019999, Instrument No. 20030213-0019997, and Instrument No. 20081208-0118318, Register's Office for Davidson County, Tennessee.
5. Restrictive covenants and conditions contained in instrument recorded in Instrument No. 20030205-0016032, Instrument No. 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20030806-0111893, Instrument No. 20050520-0056889, Instrument No. 20090317-0023975, and Instrument No. 20100330-0023630, of the Public Records of Davidson County, Tennessee.
6. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.
7. Charter recorded in Instrument No. 20030218-0020986, and Instrument No. 20031218-0020998, Register's Office for Davidson County, Tennessee.

8. By-Laws recorded in Instrument No. 20030218-0020987 and Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee.

9. Conveyances to Homeowner's Association for Common areas/Open Spaces recorded in Instrument No. 20030303-0027395, Instrument No. 20030303-0027398, Instrument No. 20030806-0111892, Instrument No. 20090317-0023974, and Instrument No. 20121114-0104692, Register's Office for Davidson County, Tennessee.

10. Easement for Public Utilities recorded in Book 7601, Page 415, Register's Office for Davidson County, Tennessee.

11. Easement for Stormwater Detention recorded in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.

12. Easement for Broadband Communications, recorded in Instrument No. 20121114-0104692, Register's Office for Davidson County, Tennessee.

13. Easement for Telecommunications, recorded in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.

14. Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights. (noted in prior deed).

15. Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof recorded in Book 1288, Page 244, Register's Office for Davidson County, Tennessee.

This is improved property known as 3203 Harpeth Springs Drive, Nashville, TN 37221

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 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 our hand on the 31st day of July, 2024.

Daniel W. Ramer

Colleen O. Ramer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DANIEL W. RAMER AND COLLEEN O. RAMER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 31st day of July, 2024.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

My Commission Expires: 2/13/28