RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-24591-24

Karen Johnson Davidson County
Batch# 1180175 DEEDWARR
09/10/2024 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $965.70
20240910-0069815

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of Sept., 2024

NOTARY PUBLIC

My commission expires: 11-21-26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April Ratka 5510 Country Drive, Unit 127, Nashville, TN 37211	Same address as new owner	162-09-0A-127-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY ONE THOUSAND AND 00/100 Dollars ($261,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EASY HOME SOLUTIONS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **APRIL RATKA, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Townhouse No. 127, Building No. 21, in a Horizontal Property Regime, as shown on the Plan of HICKORY VALLEY CONDOMINIUMS, PHASE 2, of record in Plat Book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description as to location and placement of said Townhouse Unit.

Being the same property conveyed to Easy Home Solutions, Inc. a Tennessee Corporation, by Warranty Deed from Taylor Renee Hiner, an unmarried woman and Katy Rellamay Gonzalez, a married woman, of record in Instrument No. 20240424-0029365, in the Register's Office of Davidson County, Tennessee, dated April 18, 2024 and recorded on April 24, 2024.

Being the same property conveyed to Curtis Jay Hiner, a single man, by Warranty Deed from Elizabeth A. Bartlow, unmarried, of record in Instrument No. 20180302-0019794, in the Register's Office of Davidson County, Tennessee, dated March 01, 2018 and recorded on March 02, 2018. The said Curtis Jay Hiner died on August 17, 2023, intestate, devising subject property to Taylor Renee Hiner, and Katy Rellamay Gonzalez. See Affidavit of Heirship recorded in Instrument No. 20231218-0097080, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 5510 Country Drive, Unit 127, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 9th day of September, 2024

GRANTOR(S)

Easy Home Solutions, Inc., a Tennessee Corporation

By: Mirsad Smajlovic
Mirsad Smajlovic, President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, of said County and State, Mirsad Smajlovic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Easy Home Solutions, Inc., within named bargainor and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as President.

WITNESS my hand and seal, this the 9th day of September, 2024.

Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11-28-26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 9, 2024.

J. Carlton Drumwright

September 9, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 9, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY