Karen Johnson Davidson County
Batch# 1190825 DEEDWARR
10/07/2024 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20241007-0077795

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $390,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of October, 2024.

Notary Public
My commission expires:

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Charles Rampy 1606 Sprucedale Dr Antioch, TN 37013	UWM 585 S. Blvd. E. Pontiac MI 48341	175-02-0B 227.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHERINE E. HARD, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHARLES COLEMAN RAMPY AND JESSICA JUNE RAMPY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the First Civil District of Davidson County, Tennessee, being all of Unit No. 31, as shown on Exhibit to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument No. 20081117-0113467, as amended by Instrument No. 20130322-0028759, and as further amended by Instrument No. 20140207-0011094, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Katherine E. Hard, a single person, by deed dated 03/13/2015, from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20150319-0023690, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1606 Sprucedale Dr, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KB

Witness my hand this the 2nd day of October, 2024.

Katherine E. Hard

STATE OF Arkansas
COUNTY OF Faulkner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katherine E. Hard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of October, 2024.

My commission expires: 1-29-2028

Jacqueline Talley
Notary Public

JACQUELINE TALLEY
COMM. EXP.
01-29-2028
No. 12364305
PULASKI
COUNTY
NOTARY PUBLIC - ARKANSAS

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 9-30-24 (date of document).

Affiant Signature

10-7-24
Date

State of Tennessee
County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 7th day of October, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

202410070077795