(6)

WARRANTY DEED

File No. CTO-2024-675

Karen Johnson Davidson County
Batch# 1192789 DEEDWARR
10/11/2024 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20241011-0079023

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Janice Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 day of October, 2024

David Cheers
Notary Public

MY COMMISSION EXPIRES: 09-26-2027
(AFFIX SEAL)

DAVID CHEERS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 09-26-2027

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nemecio Ramos Santiago and Ashley Evhelin Mendez	Bank of America, NA	
489 Rural Hill Road	PO Box 650070	150-01-0-024
Nashville, TN 37217	Dallas, TX 75265-0070	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees,, and other good and valuable considerations, the receipt of which is hereby acknowledged , I/WE, **KELSIE ROWLAND,** hereinafter called the Grantor, has this day bargained and sold and does hereby transfer and convey unto, **NEMECIO RAMOS SANTIAGO AND PAOLA LOPEZ TORRES, HUSBAND AND WIFE, AND ASHLEY EVHELIN MENDEZ, AS JOING TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 223 on the plan of Edge-O-Lake-Estates, Section One of record in Plat Book 3600, Page 43, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jorge A. Martinez by Warranty Deed from Dawn Trilene McCormick, an unmarried woman of record in Instrument No. 20211123-0155084 Register's Office for Davidson County, Tennessee, dated November 15, 2021 and recorded on November 23, 2021.

Being the same property conveyed to Dawn McCormick, and Kelsie Rowland by deed from Jorge A. Martinez, dated August 15, 2022 of record as Instrument No. 20220817-093211, Register's Office, Davidson County, Tennessee. Dawn McCormick, Darlene Trilene McCormick, and Trilene McCormick are one and the same person. Dawn Trilene McCormick died intestate, December 12, 2022 a resident of Davidson County, Tennessee. She is survived by her daughter, Kelsie Rowland, and son, Sidney Reid Roberts as her only heirs at law. Reference is made to affidavits of heirship of record as Instrument No202410110079018nd Instrument No. _202410110079019 Register's Office, Davidson County, Tennessee. See also Quitclaim Deed from Sidney Reid

Roberts to Kelsie Rowland dated October 1, 2024 and of record as Instrument No. 202410110079022, Register's Office of Davidson Conty, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) all utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) all building restrictions, and (5) all other matters of public record.

This is unimproved___ improved_X_ property and believed to be known as: 489 Rural Hill Road, Nashville, TN 37217 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 is 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 hands this 6 day of October, 2024.

Kelsie Rowland

STATE OF TEXAS
COUNTY OF Harris

Before me, the undersigned Notary Public, personally appeared Kelsie Rowland, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this October 8, 2024.

1.25.28

Notary Public
My Commission Expires:

AMBER STEVENS
Notary Public, State of Texas
Comm. Expires 01-25-2028
Notary ID 134681833

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 10/8/24.

John M. Lee, Attorney

Date: 10/8/24

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 8 day of October 2024.

Notary Public

MY COMMISSION EXPIRES:
08-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY