This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1193514 DEEDWARR
10/15/2024 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20241015-0079659

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $320,000.00

Affiant Signature

Subscribed and sworn to before me on this the 20 Day of Aug, 2024.

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Alejandro Ruiz-Sanchez
2940 Kinwood Dr
Antioch, TN 37013
SEND TAX BILLS TO:
Alejandro Ruiz-Sanchez
2940 Kinwood Dr
Antioch, TN 37013
MAP AND PARCEL NUMBER: 1500900200

WARRANTY DEED
24NT00795

Effective the 20th Day of August 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Gregory Winrow, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Alejandro Ruiz-Sanchez, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Forest View Park Subdivision, Section I, of record in Plat Book 3700, page 109 and 110, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gregory Winrow, unmarried from Shelly R. Rambaugh, a married woman joined by her husband Rambaugh, by Warranty Deed dated 10/30/2015 and recorded 11/04/2015 in Instrument No. 20151104-0112321, Register's Office of said County.

This is an improved property commonly known as: 2940 Kinwood Dr, Antioch, TN 37013-1340

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 25th day of August, 2024

Gregory Winrow

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Gregory Winrow,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 12 / 27 / 2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Summer Barton 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 8/20/24 (date of document).

Summer Barton
Affiant Signature

10.5.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 of Oct., 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

