Karen Johnson Davidson County
Batch# 1217310 DEEDWARR
12/17/2024 02:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20241217-0097985

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23556-MC

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn to before me, this the 13th day of December, 2024.

Notary Public
My Commission Expires: 03/01/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
OSCAR LENIN VARGAS RAMIREZ AND SANDRA SUYAPA JUANEZ BERRÍOS 4982 Karen Ray Drive Antioch, TN 37013	New Owner	162 03 0 173.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Harry Lee Ford, Jr. and Marco Ronaldo Ford, Heir at Laws of The Estate of Harry Lee Ford, Sr**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **OSCAR LENIN VARGAS RAMIREZ AND SANDRA SUYAPA JUANEZ BERRÍOS, A MARRIED COUPLE**, hereinafter called the Grantee(s), his/her/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 Lot No. 4 on the Plan of SECTION FOUR, APACHE HILLS, of record in Plat Book 4460, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Harry Lee Ford, by Cash Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, dated November 08, 1996, and recorded on January 14, 1997 in Book 10318, Page 723, Register's Office for Davidson County, Tennessee. The said Henry Lee Ford died intestate on August 31, 2024 in Davidson County, Tennessee. The Grantors herein are the decedent's heirs-at-law. See Affidavits of Heirship of record in Instrument No. 202412170097983 and Instrument No. 202412170097984, said Register's Office. Also see Docket No. 24P1954, Circuit Court of Davidson County, Tennessee (Probate Division).

This is ☒ improved or ☐ unimproved property located at: **4982 Karen Ray Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2025, which is a lien not yet due and payable. The 2024 Property taxes were paid at the time of closing and have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of December, 2024.

GRANTOR:

The Estate of Harry Lee Ford, Sr

By: _____
Harry Lee Ford, Jr., Heir at Law

By: _____
Marco Ronaldo Ford, Heir at Law

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Harry Lee Ford, Jr. and Marco Ronaldo Ford, Heir at Laws of The Estate of Harry Lee Ford, Sr,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the **Heir at Law of the The Estate of Harry Lee Ford, Sr,** and that as such Heir at Law they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of December, 2024.

_____
Notary Public
My Commission expires: _____

SLW
Attached

202412170097985

Warranty Deed

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California,
County of Riverside)

On 12/13/24 before me, Nowella Ward notary public
(insert name and title of the officer)

personally appeared Harry Lee Ford Jr. & Marco Ronaldo Ford,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOWELLA WARD
COMM. #2393561
Notary Public - California
San Bernardino County
My Comm. Expires Mar. 9, 2026

Signature _____ (Seal)

Certificate of Authenticity

I, Uncle Hahn, 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 12/13/24.

Date

Affiant Signature

12/13/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 13th day of December, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

