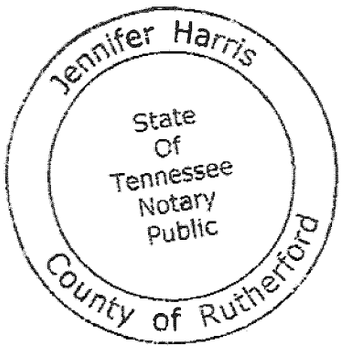
Karen Johnson Davidson County
Batch# 1218924 DEEDWARR
12/26/2024 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20241226-0099494



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$398,000.00** (Three Hundred Ninety-Eight Thousand).

AFFIANT

Subscribed to and sworn before me this 20th day of December 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES: 3/19/28 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Genrry Lopez Ramires & Carmen Espinal Garcia 104 Emely Court Antioch, TN 37013	NEW OWNER	16207010500

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEFFREY M. GRISSIM, A SINGLE MAN** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GENRRY LOPEZ RAMIRES AND CARMEN ESPINAL GARCIA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 25 on the Plan of Colewood Hills, Section 1, of record in record Book 4300, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bridget M. Landtroop, unmarried, by deed from Paulette Sudduth White, unmarried, of record in Instrument No. 20040701-0078442 dated June 11, 2004 and recorded on July 1, 2004, Register's Office for Davidson County, Tennessee. The said Bridget M. Landtroop having since died intestate June 21, 2022 and her son and only heir-at-law, Austin Alexander Sang was appointed as the Administrator of her estate which was admitted in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) as Docket No. 22P1233. See Affidavit of Heirship of record in Instrument No. 20221129-0125203, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey M. Grissim, a single man, by deed from Austin Alexander Sang, Individually and as Administrator of the Estate of Bridget M. Landtroop, deceased, of record in Instrument No. 20221129-0125204, dated November 22, 2022 and recorded November 29, 2022, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **104 EMELY COURT** **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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2024127316

WITNESS, this 20th day of December 2024

Jeffrey M. Grissim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of December 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey M. Grissim** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 20th day of December 2024.

Notary Public

Commission Expires: 11.03.2025

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2025

LTSR Number:

GTE File: 2024127316

202412260099494

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 12-20-24 (date of document).

Affiant Signature

12-20-24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 20th day of December, 2024.

Notary's Signature

My Commission Expires: 9/21/2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford