WARRANTY DEED

Karen Johnson Davidson County
Batch# 1223010 DEEDWARR
01/03/2025 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250103-0000570

STATE OF Tennessee
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: **DEYSI POPOCA RAMIREZ, AND YASMIN RAMIREZ PEREZ**	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 229 Jacksonian Dr.	(NAME) New Owner	07513005200
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Smoke Mountain LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEYSI POPOCA RAMIREZ, AN UNMARRIED WOMAN, AND YASMIN RAMIREZ PEREZ, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 251 on the Plan of Hermitage Hills, Section 2, Revised, of record in Book 2900, Page 112, Register's Office for said County.

Said Lot No. 251 fronts 80.0 feet on the northeasterly margin of Jacksonian Drive and extends back between lines measuring 147.5 feet on the northwesterly side and 142.1 feet on the southeasterly side to a dead line in the rear on which it measures 90.9 feet thereon.

Being the same property conveyed to Smoke Mountain LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated May 20, 2024, and being of record at Instrument No. 20240520-0037499, in the amount of $255,500.00 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to 1 Public Homes, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated February 23, 2024, and being of record at Instrument No. 20240226-0012819, in the amount of $225,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Marilyn Faye Kirby and husband, Carl Kirby by virtue of Warranty Deed dated May 7, 2010 at Instrument No. 20100513-0036922, in the amount of $112,000.00 in the said Register's Office

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 229 Jacksonian Dr. Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 23rd day of December, 2024.

Smoke Mountain LLC

Member

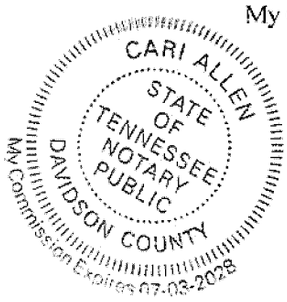
By: Wassem Abdelshahed, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Wassem Abdelshahed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member of Smoke Mountain, LLC, the within named bargainer, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Member.

WITNESS my hand and official seal at office this 23rd day of December, 2024.

Notary Public
My Commission Expires: 7-3-28



Certificate of Authenticity

I, Joshua A. Terry, 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 12/23/2024.

Affiant Signature – Joshua A. Terry

12/27/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/27/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON