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# 1226470 DEEDWARR
01/15/2025 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250115-0003042

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $280,000.00

Affiant Signature

Subscribed and sworn to before me on this the 10 Day of Jan., 2025

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Clarice Ramey
2311 Milton Drive
Nashville, TN 37216

SEND TAX BILLS TO:
CMG Mortgage, Inc.
3160 Crow Canyon Road Ste. 400
San Ramon, CA 94583-1382

MAP AND PARCEL NUMBER: 07301013100

WARRANTY DEED
24NT01479

Effective the 10th Day of Jan, 2025 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,

Terrice V. Ramey

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

Clarice Ramey, a Single Woman

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. 36 on the Plan of Highland View Subdivision of record in Plat Book 1424, Page 39, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Terrice V. Ramey from Clarice D. Ramey, by Quitclaim Deed dated 01/27/2017 and recorded 04/11/2017 in Instrument No. 20170411-0035401, Register's Office of said County.

Being the same property conveyed to Terrice Ramey and Clarice Ramey, unmarried persons from Brenda D. Burney, by Warranty Deed dated 02/12/1997 and recorded 02/20/1997 in Book 10354, page 269, Register's Office of said County.

This is an improved property commonly known as: 2311 Milton Dr, Nashville, TN 37216-2921

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 10th day of January, 2025.

Terrice V. Ramey

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Terrice V. Ramey**, 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: 7 / 3 / 28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 1-10-2025 (date of document).

Affiant Signature

1-14-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th of January, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26