When Recorded Return to
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File#1-23704-RR

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1232652 DEEDWARR
01/31/2025 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20250131-0007552

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$376,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2025.

Notary Public

My commission expires: 1/4/2027

(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Hawa Muse** | **Guidance Residential, LLC** | **150-14-0C-010.00CO** |
| **3161 Shady Tree Lane** | **11107 Sunset Hills Road, Suite 300** | |
| **Antioch, TN 37013** | **Reston, VA 20190** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Maria I. Ramirez and Felix Gomez Lopez, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Hawa Muse, unmarried**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 263 on the Final Plat of Fawn Crossing (formerly Moss), Cluster Lot Subdivision, Section One, a Planned Unit Development, as of record in Instrument No. 20070911-0108856 and Certificate of Correction in Instrument No. 20070917-0111418, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Maria I. Ramirez by Warranty Deed dated May 30, 2013, from Craighead Development, LLC, a Tennessee limited liability company of record in Instrument No. 20130603-0055421, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

1. **All matters shown on the Plan of record in Instrument No. 20070911-0108856 and Certificate of Correction in Instrument No. 20070917-0111418, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Declaration of Covenants, Conditions, and Restrictions and By-Laws of Fawn Crossing, of record in Instrument No. 20080325-0030024, Register's Office for Davidson County, Tennessee.**

3. **Charter of Fawn Crossing Owner's Association, Inc., of record in Instrument No. 20071113-0132619, Register's Office for Davidson County, Tennessee.**

4. **Storm Water Detention Agreement of record in Instrument No. 20051005-0119710, Register's Office for Davidson County, Tennessee.**

5. **Conveyance of Easement to Tennessee Telephone Company dba TDS Telecom, of record in Instrument No. 20060707-0081731, and Release of Public Utility Easements, of record in Instrument No. 20070306-0027599, Register's Office for Davidson County, Tennessee.**

6. **Agreement for Dedication of Easement for Public Right of Way of record in Instrument No. 20060830-0107233, Register's Office for Davidson County, Tennessee.**

7. **Restrictive Covenants for Fawn Crossing, Section One, Lots 254, 257 through 266, 270, and 273 through 279, of record in Instrument No. 20100708-0053564, Register's Office for Davidson County, Tennessee.**

8. **Notice of acceptance of Public Infrastructure of record in Instrument No. 20160621-0062866, Register's Office for Davidson County, Tennessee.**

This is improved property known as: **3161 Shady Tree Lane, 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 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/our hand(s) this **30th** day of **January, 2025.**

Maria I. Ramirez
**Maria I. Ramirez**

Felix Gomez Lopez
**Felix Gomez Lopez**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Maria I. Ramirez and Felix Gomez Lopez, wife and husband,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **January, 2025.**

**Notary Public**

**My Commission Expires:** 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/30/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 1/31/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of January 2025

Bia Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

