When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File #1-23664-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1232904 DEEDWARR
02/03/2025 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $616.05
20250203-0007885

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$166,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st 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
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Camilo Eduardo Ramos 926 Coarsey Drive Nashville, Tennessee 37217	Servis First Bank 2500 Woodcrest Place Birmingham, AL 35209	MAP 107 GROUP 13 0A PARCEL 026.00

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, we,

Chad Lautt and Marinela Lautt, husband and wife

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

Camilo Eduardo Ramos, an unmarried man

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING Unit No. 926 in four Maples Condominium, a horizontal Property Regime, as shown on the plat of record in Book 5200, page 283 in the Register's Office of Davidson County, Tennessee, to which plan reference is here made and otherwise known as 926 Coarsey Drive, Nashville, Tennessee.

Being the same property conveyed to Chad & Marinela Lautt by Amended Final Decree Confirming Sale from the Clerk & Master for the Department of Law of the Metropolitan Government of Nashville and Davidson County, Tennessee, dated December 3, 2021 and filed of record January 5, 2022 in Instrument No. 20220105-0002426, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2025 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **926 Coarsey Drive, Nashville, Tennessee 37217.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 31st day of January, 2025.

Chad Lautt

Marinela Lautt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Chad Lautt and Marinela Lautt, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2025.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

- 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 1/31/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/3/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of February 2025.

Bia Sawyer

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

