WARRANTY DEED

Karen Johnson Davidson County
Batch# 1240438 DEEDWARR
02/25/2025 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.13
20250225-0013770

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/21/25
(AFFIX SEAL)

CARRIE BORDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Michael Bauman	Cadence Bank	135 06 0A 009.00
(NAME)	(NAME)	
2133 Forge Ridge Cir.	2778 W Jackson St Bldg C 2nd Fl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Francisco J. Ramos and wife, Concepcion G. Ramos**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew Michael Bauman, an unmarried man**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 9, on the Plan of Resubdivision, Lot 1, Forge Ridge, of record in Plat Book 9700, Page 295 and 296 and corrected in Book 10346, Page 880, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Francisco J. Ramos and wife, Concepcion G. Ramos from Frank Batson Quality Homes, Inc. by Warranty Deed dated October 12, 2001 and recorded on October 16, 2001 in Instrument No. 20011016-0112731, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 2133 Forge Ridge Cir., Nashville, TN 37217

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 our hands this 21st day of February, 2025.

Francisco J. Ramos

Concepcion G. Ramos

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Francisco J. Ramos and wife, Concepcion G. Ramos, the within named bargainor, 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.

Witness my hand and official seal, this the 21st day of February, 2025.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

Certificate of Authenticity

I, Amanda Maynor, 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

February 21, 2025.

Date

Affiant Signature

February 24, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **24** day of **February**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON