WARRANTY DEED

Karen Johnson
Batch # 1253760
03/28/2025 02 05 35 PM
Fees $13 00 Taxes $1,328 30

Davidson County
DEEDWARR
2 pgs

20250328-0023518

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 2025

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

MST 2025-0294 (seller only)

THIS INSTRUMENT WAS PREPARED BY:

James T Oglesby, Attorney and Yvette L Meldrum, Attorney
Mid-State Title & Escrow, Inc , 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Elmar Martinez Ramirez and Gabriela Martinez	U.S. Bank N.A.	148-15-0-150 00
(NAME)	(NAME)	
228 Panamint Dr	2800 Tamarack Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(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, WE, **Alicia F. St. Gelais and Brendan M. St. Gelais, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elmar Martinez Ramirez and Gabriela Martinez,** 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

Land in Davidson County, Tennessee, being Lot No. 7, as shown on the map entitled Haywood Forest, Revised, of record in Plat Book 5200, Page(s) 2, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alicia F. St. Gelais and Brendan M. St. Gelais, wife and husband by Warranty Deed from Ryan Stemper and wife, Michelle Stemper of record in Instrument No. 20170405-0033472 Register's Office for Davidson County, Tennessee, dated March 30, 2017 and recorded on April 05, 2017.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2025, a lien not yet due and payable Subject to all matters shown on the Plan of record in Plat Book 5200, Page 2 and Plat Book 5050, Page 50, RODC, TN. Restrictions of record in Book 5120, Page 742, RODC, TN.

This property, known as 228 Panamint Dr, Antioch, TN 37013
(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/our hand(s) this 24th DAY OF March, 2025

Alicia F St Gelais

Brendan M St Gelais

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Alicia F St Gelais and Brendan M St. Gelais, with whom I am personally acquainted (or 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 and official seal at office, this 24th day of March, 2025

Notary Public

My commission expires 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BMR-25-228