WARRANTY DEED

Karen Johnson Davidson County
Batch# 1257479 DEEDWARR
04/08/2025 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20250408-0026661

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Benjamin Gilliam and Leah Gilliam	SEND TAX BILLS TO: NEW OWNERS	MAP-PARCEL NUMBERS
(NAME) 5401 SIMPKINS RD.	(NAME) 5401 SIMPKINS RD.	09202019000
(ADDRESS) WHITES CREEK, TN 37189	(ADDRESS) WHITES CREEK, TN 37189	
(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, **Andre Ramey, a single man** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Gilliam and Leah Gilliam, Husband and Wife ,** HEREINAFTER CALLED THE GRANTEE, 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. 110, Block 6 on the Plan of Hefferman Place of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Included in the transfer of the above described property, is a 2002 Southern Energy mobile home, permanently affixed as of Instrument No. 20250320-0020869, Serial Nos. DSLAL43366A and DSLAL443366B.

Being the same property conveyed to Andre Ramey, a single person, by virtue of that certain Quit Claim Deed dated April 1, 2017, and being of record at Instrument No. 20180608-0055054 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Samuel Kpana-Quamoh, a married man by virtue of Warranty Deed dated March 15, 2017 at Instrument No. 20170411-0035399 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2603 Alameda St Nashville, TN 37208
(unimproved) (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 hand this 7th day of April, 2025.

Andre Ramey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Andre Ramey** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of April, 2025.

Notary Public
My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A. Mason, 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 April 8, 2025.

Affiant Signature

4/8/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of April, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026