WARRANTY DEED

Karen Johnson Davidson County
Batch# 1260650 DEEDWARR
04/16/2025 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250416-0029215

(SEAL) SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: 3-20-28

File #25-TC-3305-ON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hannah Ruth Ramey	**Bank of America, N.A.**	
(NAME)	(NAME)	
3305 Cocoa Drive	**4500 Amon Carter Blvd.**	**080-07-0-123**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Fort Worth, TX 76155**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES BARKER, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

HANNAH RUTH RAMEY, A SINGLE WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 460 on the Plan of SECTION NINE, BORDEAUX HILLS of record in Plat Book 4175, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Barker, single man, by Warranty Deed from Opendoor Property J LLC, a Delaware Limited Liability Company, of record in Instrument No. 20190617-0057986, in the Register's Office of Davidson County, Tennessee, dated June 12, 2019 and recorded on June 17, 2019.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION NINE BORDEAUX HILLS, as recorded in Plat Book 4175, Page(s) 116.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4405, Page 427 and Book 8974, Page 452.
* Charter for Bordeaux Homeowners Association, Inc. recorded as Book 8631, Page 756.
* Charter for Bordeaux Hills Residential Association, recorded as Instrument No. 20100521-0039404.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3305 Cocoa Drive, Nashville, TN 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 15th day of April, 2025.

James Barker

Stephanie Pratt

***STEPHANIE PRATT**, spouse of **JAMES BARKER**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **STEPHANIE PRATT** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2025, before me personally appeared James Barker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of April, 2025.

Notary Signature
My commission expires:

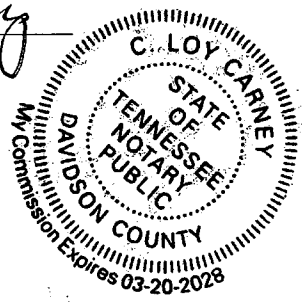


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2025, before me personally appeared Stephanie Pratt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of April, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/15/2025.

Affiant Signature

4/16/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY