Karen Johnson Davidson County
Batch# 1263040 DEEDWARR
04/22/2025 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250422-0030648

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-25-1654

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of April, 2025

Notary Public

Commission Expires: 3-21-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hoshyar A. Sindy 1220 Bell Road Nashville, TN 37013	SWBC mtg 9311 San Pedro #100 San Antonio TX 78216	163-09-0-002.00

WARRANTY DEED

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, I/WE,

Maria Ofelia Rameriz and Oscar A. Serrano, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hoshyar A. Sindy, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bell Trace, Section 1 of record in Plat Book 5210, Page 36, 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 Oscar A. Serrano and wife, Maria Ofelia Ramirez by Warranty Deed and Irrevocable Durable Power of Attorney from James B. Alford, III and wife, Faith Alford of record in Book 9848, page 609, Register's Office for Davidson County, Tennessee, dated July 07, 1995 and recorded on November 02, 1995.

Maria Ofelia Ramirez and Maria O. Serrano is one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1220 Bell Road, Nashville, TN 37013

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 so 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.

Dated this the 18th day of April, 2025.

Maria R. Serrano
Maria Ofelia Rameriz

Oscar A. Serrano

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of April, 2025, before me personally appeared Maria Ofelia Rameriz and Oscar A. Serrano, 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 18th day of April, 2025.

Notary Signature
My commission expires: 2/17/27

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 14-5620-mc

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/18/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 4/18/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of April, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

