WARRANTY DEED

Karen Johnson Davidson County
Batch# 1273955 DEEDWARR
05/16/2025 06:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250516-0038496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Evan Emsley	Zillow Home Loans, LLC	
(NAME)	(NAME)	071-08-0-326.00
700 Eagle Creek Court	2600 Michelson Drive, Suite 1201	
(ADDRESS)	(ADDRESS)	
Zionsville, IN 46077	Irvine, CA 92612	
(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, **RATLIFF REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVAN EMSLEY, A SINGLE 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:

Being Lot No. 3 and the Northerly 5 feet of Lot No. 2 on the Plan of Section Two, Rawls Tract Subdivision, as of record in Plat Book 1424, Page 84, as amended in Book 3978, Page 586, in the Register's Office of Davidson County, Tennessee. Said Lot 3 and the Northerly 5 feet of Lot 2 on the Plan of Section Two, Rawls Tract Subdivision, together front 61.7 feet on the East side of Jones Avenue, and run back between lines 150 feet to a dead line, measuring 57 feet thereon.

Being the same property conveyed to Ratliff Real Estate LLC, a Tennessee limited liability company, by Warranty Deed from Dennis Roberson, a married man, of record in Instrument No. 20230926-0075429 Register's Office for Davidson County, Tennessee, dated September 22, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1905 Jones Avenue, Nashville, TN 37207
(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.

CH2025-522

Witness my hand this 14th day of May, 2025

RATLIFF REAL ESTATE, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

IAN H. RATLIFF, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Ian H. Ratliff, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Sole Member for Ratliff Real Estate LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he is the Sole Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 14th day of May, 2025.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

CH2025-522

True Copy Certification

I, **Tonya Cherry,** 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 this the 14 day of May, 2025.

Affiant Signature
Date 5/15/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

