Karen Johnson
Batch # 1275334
05/20/2025 09 55 28 AM
Fees $13 00 Taxes $1,313 50
Davidson County
DEEDWARR
2 pgs
20250520-0039600

This Instrument Was Prepared By and Return to
Brentwood Title & Escrow, LLC
725 Cool Springs Blvd , Ste.100
Franklin, TN 37067
File No BW25037

Send Tax Bills To:
New Owner

New Owner is:
Hector Ramirez and Andrea Ramirez
242 Cedarview Drive
Antioch, TN 37013

MAP/PARCEL(S) 162-13-0-102.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kyle Kimpel and Christine Kimpel, husband and wife,** hereinafter referred to as Grantor, has/have bargained and sold, and by these presents do transfer and convey unto the said **Hector Ramirez and Andrea Ramirez, husband and wife,** hereinafter referred to as Grantee, it's heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit·

Property Address: 242 Cedarview Drive, Antioch, TN 37013

LAND in Davidson County, Tennessee, being Lot No 25 on the Plan of Section 1, Monte Carlo Estates of record in Plat Book 4675, Page 68, 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 Kyle Kimpel and Christine Kimpel, husband and wife, by Warranty Deed from Evangelina Romano, unmarried, dated 4/5/2018 and recorded 4/6/2018 in Instrument No 20180406-0032456, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 16th day of May, 2025

GRANTOR

Kyle Kimpel

Christine Kimpel

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kyle Kimpel and Christine Kimpel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal on this the 16th day of May, 2025

NOTARY PUBLIC
My Commission Expires 9-29-2025

M LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,000 00.

Affiant

SWORN TO and subscribed before me this 16 day of May, 2025

Notary Public
My Commission Expires 11-3-25

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY