THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250550927

Karen Johnson
Batch # 1280166
06/02/2025 10 10 41 AM
Fees $13 00 Taxes $2,060 90
Davidson County
DEEDWARR
2 pgs
20250602-0043006

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $557,000 00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2025

Notary Public
My Commission Expires

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information.
James B. Rose and Casey O Rose 917 C 30th Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No 092-06-0-150 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jolene Elizabeth Ramirez, individually and as Trustee of The Jolene Elizabeth Ramirez Revocable Living Trust, dated March 18, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James B. Rose and Casey O. Rose, as joint tenants**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 6, in Block No.15, on the Plan of Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JOLENE E RAMIREZ, by deed from P H ILLIP E. TAYLOR, of record in Instrument No. 20200130-0011142, dated January 27, 2020, said Register's Office

Being the same property conveyed to JOLENE ELIZABETH RAMIREZ, TRUSTEE OF THE JOLENE ELIZABETH RAMIREZ REVOCABLE LIVING TRUST, DATED MARCH 18, 2022, by deed from JOLENE E RAMIREZ, of record in Instrument No 20220329-0036309, dated March 18, 2022, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 092-06-0-150 00

Matters shown on the Plan of record in Plat Book 421, pages 4 and 5, said Register's Office.

This is improved property located at 917 C 30th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2025

The Jolene Elizabeth Ramirez Revocable Living Trust, dated March 18, 2022

By: Jolene Elizabeth Ramirez, Trustee

Jolene Elizabeth Ramirez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jolene Elizabeth Ramirez, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Jolene Elizabeth Ramirez Revocable Living Trust, dated March 18, 2022, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 30th day of May, 2025

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026