Prepared by and
After Recording Return to:
Blake Garner, Attorney
Trinity Title, LLC
1500 Medical Center Parkway
Floor 3, Suite 5
Murfreesboro, TN 3712

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2025.

Notary Public
My Commission Expires:
12-05-2026

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 1283943 DEEDWARR
06/13/2025 07:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20250613-0045749

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
William Ramirez-Calderon and William Ramirez-Diaz 204 Bonnacliff Ct Hermitage, TN 37076	William Ramirez-Calderon and William Ramirez-Diaz 204 Bonnacliff Ct. Hermitage, TN 37076	Tax Map(s): 075- Parcel(s): 05-0-076.00

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,
ALFREDO RODRIGUEZ, UNMARRIED,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
WILLIAM RAMIREZ-CALDERON, A MARRIED MAN AND WILLIAM RAMIREZ-DIAZ, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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. 863 on the Plan of Hermitage Hills, Sec. 8, of record in Book 3600, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot fronts 87.84 feet on the northerly side of Bonnacliff Court and extends back between lines 225.0 feet on the easterly side and 185.75 feet on the westerly line to a dead line on which it measures 83.88 feet.

BEING the same property conveyed to Alfredo Rodriguez, unmarried, by Warranty Deed from Flora McKinnon Gutterman and Ida Leanore Gutterman Koehler and Laura Gutterman Copeland, sole heirs of the Estate of Ida R. McKinnon a/k/a Ida Steele Russell McKinnon, dated 12/16/2003 and recorded 12/17/2003 in Instrument No. 20031217-0180208, Register's Office for Davidson County, Tennessee.

I, Lauri Fileccia, do hereby join in this conveyance to convey any and all martial interest I have in and to said property.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 204 Bonnacliff Ct, Hermitage, TN 37076

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 I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, 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 9th day of June, 2025.

Alfredo Rodriguez

Lauri Fileccia

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Alfredo Rodriguez, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of June, 2025.

Notary Public

My Commission Expires: 8/21/2027

(SEAL)

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

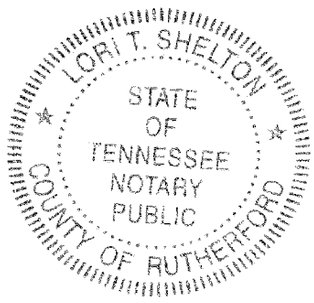
Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Lauri Fileccia, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of June, 2025.

Notary Public

My Commission Expires: 8/21/2027

(SEAL)



Certificate of Authenticity

I, Anthony N. Greco, 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 the 9th day of June, 2025.

06/09/2025

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 9th day of June, 2025.

Commission Expires July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027