Karen Johnson Davidson County
Batch # 1284794 DEEDWARR
06/16/2025 12 39 54 PM 2 pgs
Fees $13 00 Taxes $2,756 50
20250616-0046893

WARRANTY DEED

FAITH NATALIE PETRAS STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$745,000 00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES 7/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ashleigh Nicole Shirey Ann Michelle Shirey Brian Keith Shirey		
(NAME)	(NAME)	
9032 Macauley Lane	Same	186040A39400CO
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, **Jose Ramirez and wife, Flor Madrid Leonor** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashleigh Nicole Shirey, Ann Michelle Shirey, and Brian Keith Shirey, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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(s) 394, as shown on the map entitled Burkitt Place Phase 2D, Section 2 "Cluster Lot Subdivision", of record in Instrument No. 20150818-0082791, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Jose Ramirez, unmarried, by virtue of that certain Warranty Deed dated November 28, 2023, and being of record at Instrument No. 20231130-0092505, in the Register's Office of Davidson County, Tennessee.

Flor Madrid Leonor joins in the conveyance of the above described property as the spouse of **Jose Ramirez** to convey any and all marital interest

This conveyance is subject to all easements and restrictive covenants recorded at the Register of Deed's Office for Davidson County, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 9032 Macauley Ln Nolensville, TN 37135
(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

Witness my hand this 10 day of June, 20 25.

Jose Ramirez

Flor Madrid Leonor

Flor Madrid Leonor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jose Ramirez and Flor Madrid Leonor**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at office this 10 day of June, 20 25.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028