Please return to:
Magnolia Title
1104 Fatherland Street
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250551108** Karen Johnson Davidson County Batch# 1288465 DEEDWARR 06/23/2025 11:29:30 AM 3 pgs Fees: $18.00 Taxes: $2,220.00 20250623-0048975	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me, this 20th day of June, 2025. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

WARRANTY DEED

Address New Owner: Armani Ramos and Jessica Ramos 1610 Branch Street Nashville TN 37216	Send Tax Bills To: New Owner **1610 Branch Street** **Nashville, TN 37216**	Tax Information: Tax Parcel ID No. 072-15-0-346.00

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, **Erik W. Kortman and Amy C. Kortman, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Armani Ramos and Jessica Ramos, husband and wife**, ("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(s) 6 , as shown on the map entitled Resubdivision of Lots Number 5 & 6 on the Map of James Cobb's Subdivision of Lot No. 15, Maxey's Addition to Brownsville, of record in Plat Book 6200, page 763, 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 ERIK W. KORTMAN AND AMY C. KORTMAN, HUSBAND AND WIFE, by deed from APRIL COHENOUR AND BRADY COHENOUR, WIFE AND HUSBAND AND TYLER COHENOUR, A SINGLE PERSON, of record in Instrument No. 20171117-0118536, dated November 15, 2017, 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. 072-15-0-346.00.

Matters shown on the Plan of record in Plat Book 6200, page 763, said Register's Office.

Application to Split Parcels of record in Instrument No. 20070803-0092717, said Register's Office.

This is improved property located at 1610 Branch Street Nashville TN 37216

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 2025.

Erik W. Kortman

Amy C. Kortman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erik W. Kortman and Amy C. Kortman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2025.

Notary Public

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

My Commission Expires: _____

Certificate of Authenticity

I, Pam Autry, 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 **June 20, 2025**.

Date

Affiant Signature

June 20, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20th** day of **June**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)