Karen Johnson Davidson County
Batch# 1305064 DEEDWARR
08/01/2025 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20250801-0061212

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 30 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES:

3.20.28

(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Ana B Granados Ramos	A&D MORTGAGE LLC	120-09-0-125.00
(NAME) 3417 McGavock Pike	(NAME) 899 W. Cypress Creek Rd	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Fort Lauderdale, FL 33309	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Sandy Garwood, an unmarried woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Ana B. Granados Ramos, a single woman, "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Seven Oaks, Section 3 of record in Plat Book 2083, Page 78, 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 Sandy Garwood, unmarried by Warranty Deed from Bruce Robinson and wife, Toronal Robinson of record in Instrument No. 20010814-0087468 Register's Office for Davidson County, Tennessee, dated July 31, 2001 and recorded on August 14, 2001.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 3417 McGavock Pike, Nashville, TN 37217

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30 day of July, 2025.

Sandy Garwood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30 day of July, 2025, before me personally appeared Sandy Garwood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of July, 2025.

Notary Signature
My commission expires: March 6, 2029

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/30/2025.

Affiant Signature

8/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

