Karen Johnson Davidson County
Batch # 1306472 DEEDWARR
08/06/2025 02 49.07 PM 2 pgs
Fees $13 00 Taxes $640 10
20250806-0062534

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $**173,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

S. CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2025070108

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
ERASMO RAMOS RAMIREZ		
(NAME)	(NAME)	
701 Coggin Pass	SAME AS NEW OWNER	081-10-0-067 00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY-THREE THOUSAND AND NO/100 Dollars ($173,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BILLY WALLS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERASMO RAMOS RAMIREZ, MARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 16 on the Plan of Section One, Normal Heights, as of record in Book 2331, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Billy Walls and wife, Nadine K. Walls by Warranty Deed from Risie Fields Tease, a single person of record in Book 7295, page 166, Register's Office for Davidson County, Tennessee, dated July 01, 1987 and recorded on July 14, 1987.

Being the same property conveyed to Billy Walls by Quitclaim Deed from Nadine K. Walls of record in Instrument No. 20250108-0001725 Register's Office for Davidson County, Tennessee, dated December 19, 2024 and recorded on January 08, 2025.

This property has never been marital property for the Grantor.

unimproved ☐
This is improved ☒ property, known as 2609 Delk Avenue, Nashville, TN 37208
(House No) (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.

Executed by my hand this the 31st Day of July, 2025.

Billy Walls

Billy Walls

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Billy Walls personally appeared before me this day and acknowledged the due execution of the foregoing instrument

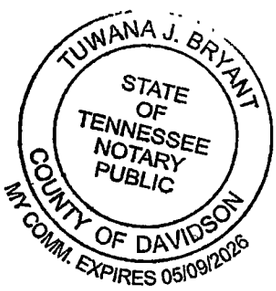
Witness my hand and official seal, this the 31st Day of July, 2025.

Tuwana J. Bryant

Notary Public

My Commission Expires. May 9, 2026

(SEAL)



Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. DMEI-25-2609