Karen Johnson Davidson County
Batch# 1310112 DEEDWARR
08/14/2025 10:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20250814-0064777

WARRANTY DEED

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

T-AR-25-808

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles M. Ramsey and Carolyn Ramsey Lorraine Sotolongo	**NEW OWNERS**	
(NAME)	(NAME)	**156-02-0-154.00**
808 Footpath Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH P. WISBY AND RENEE M. WISBY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES M. RAMSEY AND CAROLYN RAMSEY, HUSBAND AND WIFE AND LORRAINE SOTOLONGO, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 662 on the Plan of Harpeth Woods Section of Harpeth Valley Park of record in Plat Book 4860, Page 111, 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 Joseph P. Wisby and wife, Renee M. Wisby, and James S. Wisby and wife, Joyce M. Wisby by Warranty Deed from Jeffrey E. Wiseman and spouse, Krista M. Wiseman of record in Instrument No. 20011126-0128696 Register's Office for Davidson County, Tennessee, dated November 15, 2001 and recorded on November 26, 2001.

Being the same property conveyed to Joseph P. Wisby and Renee M. Wisby, husband and wife, as tenants by the entirety by Quitclaim Deed from Joseph P. Wisby a/k/a Joseph P. Wiseby and wife, Renee M. Wisby a/k/a Renee M. Wiseby and James S. Wisby a/k/a James S. Wiseby and wife, Joyce M. Wisby a/k/a Joyce M. Wiseby of record in Instrument No. 20030328-0041012 Register's Office for Davidson County, Tennessee, dated March 24, 2003 and recorded on March 28, 2003.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 111, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5051, Page 92, as amended in Book 5197, Page 123 and Book 5228, Page 718, in the Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **808 Footpath Terrace, Nashville, Tennessee 37221**.

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the30th DAY OF JULY, 2025.

Joseph P. Wisby

Joseph P. Wisby

Renee M. Wisby

Renee M. Wisby

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH P. WISBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of July, 2025.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RENEE M. WISBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of July, 2025.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 July 30, 2025 (date of document).

Brian Mitchell

Affiant Signature

Date July 30, 2025

State of Tennessee

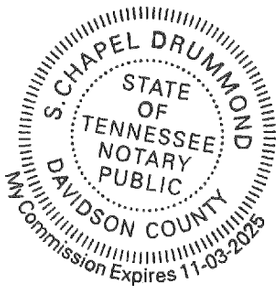
County of Davidson

Sworn to and subscribed before me this the 30th day of July, 2025.

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 July 30, 2025

Affiant Signature

July 30, 2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 30 day of July, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY