Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-3919

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of August, 2025

Notary Public

Commission Expires: 11.3.25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andres A. Cutino Ramirez 457 Cedarcliff Road Antioch, TN 37013	New Owner	150-01-0-244.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Alfred Brady, Jr and Kearea Brady, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andres A. Cutino Ramirez, a single man

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:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Section 4, Cherry Hills, of record in Plat Book 4460, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alfred Brady, Jr. and Kearea Brady, husband and wife and Alan Brady, a married man, all as joint tenants with right of survivorship by Warranty Deed from Conrad Givers of record in Instrument No. 20170609-0058125 Register's Office for Davidson County, Tennessee, dated June 07, 2017 and recorded on June 09, 2017.

Karen Johnson Davidson County
Batch# 1316649 DEEDWARR
08/29/2025 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,235.80
20250829-0069497

Being the same property conveyed to Alfred Brady, Jr. and Kearea Brady, husband and wife by Quitclaim Deed from Alan Brady of record in Instrument No. 20220623-0071594 Register's Office for Davidson County, Tennessee, dated June 15, 2022 and recorded on June 23, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 457 Cedarcliff Road, Antioch, TN 37013

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 so 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.

Dated this the 26th day of August, 2025.

Alfred Brady, Jr

Kearea Brady

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 26th day of August, 2025, before me personally appeared Alfred Brady, Jr and Kearea Brady, 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 26th day of August, 2025.

Notary Signature
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/26/25 (date of document).

Affiant Signature

8/28/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025