Name and Address of New Owner:
Daniel Hernandez Ramos
1211 Thompson Place
Nashville, TN 37217

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1361664 DEEDWARR
12/29/2025 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,083.73
20251229-0102333

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 107-13-0-110

WARRANTY DEED

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, **1211 Thompson Place Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Hernandez Ramos, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 44, on the Map of First Addition, Miro Meadows, as of record in Deed Book 1424, Page 106, Register's Office of Davidson County, Tennessee.

Said Lot 44 fronts 84.86 feet on the south side of Thompson Place and extends back between lines 150 feet on the east line and 158/2 feet on the west line to a dead line in the rear, measuring 79.5 feet thereon.

Being the same property conveyed to 1211 Thompson Place Trust, by Quitclaim Deed dated November 22, 2008 from Tony Derryberry, recorded November 24, 2008 in Instrument No. 20081124-0115244 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

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 22nd day of December, 2025.

1211 Thompson Place Trust

By: _____ (SEAL)
Hollan Nicole Derryberry, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Hollan Nicole Derryberry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of 1211 Thompson Place Trust, the within named bargainor, and she as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of 1211 Thompson Place Trust, by herself as Trustee.

Witness my hand, this 22nd day of December, 2025.

Notary Signature
My commission expires: 6/26/27

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $292,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 22nd day of December, 2025.

Notary Public
My commission expires: _____
File No. 2025-8612-RS

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 December 22, 2025 (date of document)

Regina Sullo

Affiant Signature

December 22-2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 22 day of December, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202512290102333