Karen Johnson Davidson County
Batch# 1413219 DEEDWARR
04/29/2026 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260429-0038019

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-38648-26

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2026 NOTARY PUBLIC My commission expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dakota Tinch 1121 Jacksons Valley Road, Hermitage, TN 37076	Same address as new owner	086-08-0-040.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY FIVE THOUSAND AND 00/100 Dollars ($345,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RAMON RAMIREZ-LEON, NOT MARRIED, AND ALBA YANETH PORTILLO CABRERA, NOT MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAKOTA TINCH, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 206 on the Final PUD Plan, Phase V-A, Jackson's Retreat, of record in Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alba Yaneth Portillo Cabrera, not married, from Ramon Ramirez, not married, by Quitclaim Deed dated February 3, 2025 and recorded February 2, 2025 in Instrument #20250203-0008011, said Register's Office.

Being the same property conveyed to Ramon Ramirez-Leon and wife, Alba Yanet Portillo, from Matthew S. Cauthen and wife, Polly Mae Cauthen, by Warranty Deed dated September 12, 2006 and recorded September 19, 2006 in Instrument #20060919-0116106, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 1121 Jacksons Valley Road, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of April, 2026

GRANTOR(S)

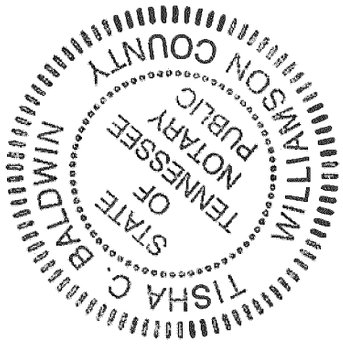
Ramon Ramirez León
Ramon Ramirez-Leon

Alba Yaneth Portillo Cabrera

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Ramon Ramirez-Leon and Alba Yaneth Portillo Cabrera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of April 2026.



Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11-28-26

Certificate of Authenticity

I, Spencer Gross, 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 April 23rd, 2026.

Affiant Signature

April 23rd, 2026
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
29th day of April, 2026.

Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)

