Karen Johnson Davidson County
Batch# 1417448 DEEDWARR
05/07/2026 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20260507-0041314

WARRANTY DEED

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. EB-26-2387

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Lili Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2026

Emilee Barrett
Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erasmo Ramos Ramirez	Erasmo Ramos Ramirez	
(NAME)	(NAME)	075-14-0-113.00
448 Harwell Drive	701 Coggin Pass	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Douglas A. Brooks, married man, and Craig Roberts, married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erasmo Ramos Ramirez, a married man**, HEREINAFTER CALLED THE GRANTEE, 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. 20, on the Plan of Hermitage Estates, Section 4, of Record In Plat Book 3700, Page 148, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Peter G. Wise and wife, Ellen J. Wise by Warranty Deed from Major Hall and wife, Anna M. Hall of record in Book 9784, Page 404, Register's Office for Davidson County, Tennessee, dated August 31, 1995 and recorded on September 05, 1995.

Being the same property conveyed to Ellen J. Wise, a single person by Quitclaim Deed from Peter G. Wise, a single Persons, Ellen J. wise, a single person of record in Instrument No. 20060705-0079997 Register's Office for Davidson County, Tennessee, dated June 24, 2006 and recorded on July 05, 2006.

Being the same property conveyed to Erin Dias, Trustee of The 448 Harwell Dr Trust by Warranty Deed from Ellen J Wise, single dated April 24, 2026 and filed for record on May 1, 2026 as Instrument no. 20260501-0038994, Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Doug Brooks and Craig Roberts by Warranty Deed from Erin Dias, Trustee of The 448 Harwell Dr Trust dated April 30, 2026 and filed for record on May 5, 2026 as Instrument no. 20260505-0040312, Register of Deeds Office for Davidson County, Tennessee. The subject property was not a marital residence of Grantors and as such is not subject to any marital or homestead interest. Doug Brooks and Douglas A. Brooks are one and the same.

This is property more commonly known as 448 Harwell Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 1st day of May, 2026.

Douglas A. Brooks

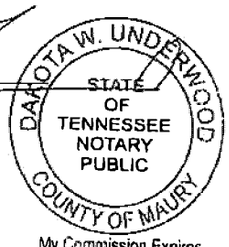
Craig Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of May, 2026, before me personally appeared Douglas A Brooks and Craig Roberts, 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 1st day of May, 2026.

Notary Signature
My commission expires:



My Commission Expires
Apr. 18, 2028

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 5/1/26 (date of document).

Emilee Barrett
Affiant Signature

5/7/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th day of May 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5.24.28

NOTARY'S SEAL

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202605070041314