Karen Johnson Davidson County
Batch# 1452179 DEEDWARR
07/28/2026 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $995.30
20260728-0068600

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $269,000.00. Affiant Subscribed and sworn to before me, this the 15th day of July, 2026. Notary Public My commission expires: 12/19/28

APRIL SUMRALD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elissa Lee Rufo and Anthony C. Rufo	New Owner(s)	129-15-0A-086.00-CO
21 Vaughns Gap Road #86		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRYAN RAMIREZ, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELISSA LEE RUFO AND ANTHONY C. RUFO, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 86, of Belle Meade Highlands Condominium created under title 66, Chapter 27, Section 101, et seq, as amended Tennessee code annotated, and as established by a Master Deed of record in Book 7091, Page 302, amended at Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, Reference is hereby made to the put of Belle Meade Highlands Condominium as set forth in exhibit A-2 of said master deed for a more complete identification and description of such unit.

Being the same property conveyed to Hidden Valley Capital, LLC by Warranty Deed from Philip J. Brown, unmarried of record in Instrument No. 20210504-0059724 Register's Office for Davidson County, Tennessee, dated May 03, 2021 and recorded on May 04, 2021.

Being the same property conveyed to Bryan Ramirez, an unmarried man by Warranty Deed from Hidden Valley Capital LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250107-0001256 Register's Office for Davidson County, Tennessee, dated December 16, 2024 and recorded on January 07, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 21 Vaughns Gap Road #86, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of July, 2026.

Bryan Ramirez

Bryan Ramirez

STATE OF Virginia
COUNTY OF Prince William

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Bryan Ramirez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of July, 2026.

Lucious Morris White Jr

Notary Public

My Commission Expires: 09/30/2028

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC ·

Lucious Morris White Jr.

REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2028

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 15. 2026

Affiant Signature

28th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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