Karen Johnson Davidson County
Batch# 1462333 DEEDWARR
08/20/2026 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $876.90
20260820-0077605

STATE OF ~~TENNESSEE~~ MISSOURI
COUNTY OF ~~Davidson~~ MACON

The actual consideration or value, whichever is greater, for this transfer is $237,000.00

Affiant

Subscribed and sworn to before me, this 13th day of August, 2026.

Notary Public
My commission expires: 7/12/30

MELANIE DAWN CLAY
NOTARY PUBLIC, NOTARY SEAL
STATE OF MISSOURI
SCOTLAND COUNTY
COMMISSION # 22087657
MY COMMISSION EXPIRES: 7/12/30

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erasmo Ramos Ramirez	**New Owner**	**15002030700**
701 Coggin Pass	**701 Coggin Pass**	
Madison, TN 37115	**Madison, TN 37115**	

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 ACKNOWLEDGE, WE,

Curtis John Lundgren, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erasmo Ramos Ramirez

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. 1, Revision of Castlegate, Section 5, of record in Book 6900, Page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Curtis John Lundgren, unmarried, by Warranty Deed from Elise Keenan, unmarried, dated February 25, 2009, of record in Instrument No. 20090227-0017221, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 628 Bluewater Dr, Nashville, TN 37217.

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 in 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.

Curtis John Lundgren Date: 8/13/26

Curtis John Lundgren

STATE OF Missouri

COUNTY OF Macon

Personally appeared before me, a Notary Public of said County and State, Curtis John Lundgren, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2026.

MELANIE DAWN CLAY
NOTARY PUBLIC, NOTARY SEAL
STATE OF MISSOURI
SCOTLAND COUNTY
COMMISSION # 22087657
MY COMMISSION EXPIRES: 7/12/30

Melanie Dawn Clay
NOTARY PUBLIC

My Commission Expires: 7/12/30

Certificate of Authenticity

I, Kristen Traini, 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 8/13/26
Date

Affiant Signature

8/18/26
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 18th day of August, 2026.

Notary's Signature

My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY