Karen Johnson Davidson County
Batch# 1480696 DEEDWARR
10/05/2026 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20261005-0091564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this September 25, 2026.

Notary Public

My commission expires: 3/24/2030

(Notary Stamp)

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires

THIS INSTRUMENT PREPARED BY:
Michelle Kendig, Attorney
Lenders Title Company
8119 Isabella Lane
Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nelson Rodriguez Ramirez	New Owner	
8219 Luree Lane		
Hermitage TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt of which is hereby acknowledged, ,

Levi J. Wiggins, a married man, and Shayna Wiggins, a married woman

(hereinafter called the ""),.have bargained and sold, and by these presents do transfer and convey unto

Nelson Rodrigues Ramirez, and Noralys Ramirez Maceo , joint tenants with rights of survivorship

(hereinafter called the ""), heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Hermitage Estates, as of record in Book 330, page 70 and 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 90 feet on the west side of Luree Lane, and extends back 133.7 feet on the north line 117.4 feet on the south line, to a dead line in the rear on which it measures 79.7 feet.

Being the same property conveyed to Levi J. Wiggins and Shayna Wiggins, husband and wife by Warranty Deed from A. K. Reeves Management, LLC, aka AK Reeves Management, LLC, a

Tennessee limited liability company of record in instrument No. 20160512-0047501 Register's Office for Davidson County, Tennessee, dated May 10, 2016 and recorded on May 12, 2016.

This is ☐ improved ☐ unimproved property known as 8219 Luree Ln, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said , heirs and assigns, forever.

COVENANTS with the said that is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the . OR Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

FURTHER COVENANTS and binds , heirs and representatives, to warrant and forever defend the title to the said land to the said , 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.

IN WITNESS WHEREOF the has hereunto executed this instrument on this the day of . . 9/22/2026

Levi J. Wiggins

Shayna Wiggins

STATE OF ~~TENNESSEE~~ NC (WC)
COUNTY OF ~~DAVIDSON~~ ~~GUILFORD~~ FORSYTH

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Levi J. Wiggins and Shayna Wiggins, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22 day of SEPTEMBER, 2026.

Notary Public
My Commission Expires: 06/24/2030

Lenders Title Company File No. TN-2606824-7524

MARTY J CAMPBELL
NOTARY PUBLIC
GUILFORD County
North Carolina
My Commission Expires 06/24/2030

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 9/22/26 (date of document).

Affiant Signature

9/25/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of Sept, 2026.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature

MY COMMISSION EXPIRES: 3/16/2030

NOTARY'S SEAL