

CLOSETRAK

ACRISURE® PARTNER

WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of May, 2025 by and between

Scott M. Slocum and Natasha Gayle Slocum, husband and wife, hereinafter called Grantor, and

Clayton M. Ramsey and wife, Brandi L. Ramsey, hereinafter called Grantee.

WITNESSETH: That for and in consideration of ten dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Fayette, State of Tennessee, to wit:

See attached Exhibit "A" for legal description

This conveyance is made subject to all subdivision restrictions, building lines, easements, zoning and planning ordinances, and other municipal regulations including those of record in Plat Book 3, Page 9; Covenants, Conditions, and Restrictions of record in Book 182, Page 543, and Modified in Book 199, Page 1; Easements of record in Book 99, Page 624, all in said Register's Office; and except for 2025 Fayette County taxes, not yet due and payable.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs, and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee, and

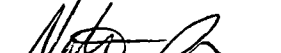
And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.



Scott M. Slocum

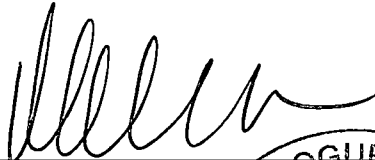


Natasha Gayle Slocum

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 12th day of May, 2025, before me personally appeared **Scott M. Slocum and Natasha Gayle Slocum**, 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 12th day of May, 2025.



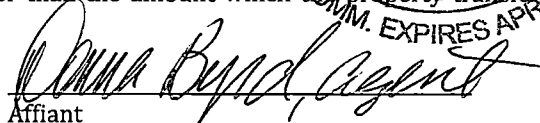
My Commission Expires:

Notary Public

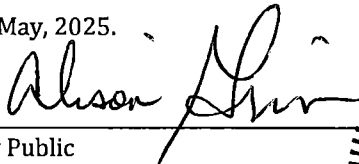
4/4/2029

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$525,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.


Affiant

Subscribed and sworn to before me this the 12th day of May, 2025.



My Commission Expires:

Notary Public

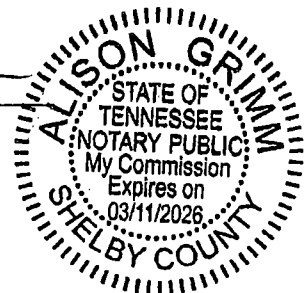


EXHIBIT "A"

Lot 11, Section A, Wildwood Subdivision, as shown on plat of record in Plat Book 3, Page 9, in the Register's Office of Fayette County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 22004391 in said Register's Office.

Tax Parcel Number: 105-042.00

Owner's Mailing Address:

Clayton M. Ramsey and Brandi L. Ramsey
14075 Hwy 196
Eads, TN 38028

Property Address:

14075 Hwy 196
Eads, TN 38028

Person responsible for the
payment of taxes:

Clayton Ramsey
14075 Hwy 196
Eads, TN 38028

File Number: LM-25-38890

Prepared By:

CloseTrak, LLC
8046 N. Brother Blvd., Ste. 104
Bartlett, TN 38133

Return To:

H. Mark Beanblossom, PC
1661 Aaron Brenner Drive #301
Memphis, TN 38120

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For recording purposes only.

**FAYETTE COUNTY
TRANSFER**

MAY 13 2025

**MARK WARD
ASSESSOR OF PROPERTY
BY Mark Ward**

25002920

	4 PGS:AL-WARRANTY DEED
	EDDIE BATCH: 138665
	05/13/2025 - 08:45 AM
	VALUE 525000.00
	MORTGAGE TAX 0.00
	TRANSFER TAX 1942.50
	RECORDING FEE 20.00
	DP FEE 2.00
	REGISTER'S FEE 1.00
	TOTAL AMOUNT 1965.50

STATE OF TENNESSEE, FAYETTE COUNTY
ED PATTAT
REGISTER OF DEEDS