WARRANTY DEED

Karen Johnson Davidson County
Batch# 219806 DEEDWARR
04/18/2019 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20190418-0035947

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(AFFIX SEAL)

ISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnny Spray	Johnny Spray	09605006300
(NAME) 1904 Kailey Hayes Ct	(NAME) 1904 Kailey Hayes Ct	
(ADDRESS) Mt Juliet, Tn 37122	(ADDRESS) Mt Juliet, Tn 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Danny M. Ozment and Patricia F. Ryan, heirs at law of the estate of Morris J Ozment**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Johnny Spray, a married man**, hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 113 on the Plan of Woodberry Park, of record in Plat Book 2133, Pages 117-119, (erroneously referenced Woodberry Pard Subdivision in Quitclaim Deed of record in Instrument No. 20111017-0080745 and in prior deed), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Morris J. Ozment and wife, Gladys R. Ozment by Warranty Deed from Ross H. Kimbrough and wife, Clara P. Kimbrough, dated 08/23/1957, recorded 08/26/1957, of record in Book 2694, Page 561, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Morris J. Ozment and wife, Gladys R. Ozment and Danny M. Ozment and Patricia F. Ryan all as joint tenants by Quitclaim Deed from Morris J. Ozment and wife, Gladys R. Ozment, dated 10/07/2011, recorded 10/17/2011, of record in Instrument No. 20111017-0080745, in the Register's Office for Davidson County, Tennessee.

The said Gladys R. Ozment a/k/a Gladys Rae Overton Ozment died on 09/21/2013 , and the said Morris J. Ozment the sole surviving tenant by the entirety.

The said Morris J. Ozment died intestate on January 4, 2019, leaving the said Danny M. Ozment and Patricia F. Ryan his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

All matters shown on the plat of record in Plat Book 2133, Pages 117-119, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 2297, Page 194, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Book 1163, Page 663, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2620 Woodberry Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of April, 2019.

Danny M. Ozment

Danny M. Ozment

Patricia F. Ryan

Patricia F. Ryan

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny M. Ozment and Patricia F. Ryan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of April, 2019.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Lissa Groom
Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY