Karen Johnson Davidson County
Batch# 402862 DEEDWARR
05/19/2020 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20200519-0052143

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $105,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of May, 2020.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2021
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tamara Grossman	SAME AS NEW OWNER	05316002200
(NAME)	(NAME)	
128 Ray Ave		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Tim Watkins, Trustee of the Tim Watkins Revocable Trust, dated June 5, 2019,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tamara Grossman , a married woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 9 on the Plan of Green Heights, as of record in Book 1835, Page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 99.9 feet on the southerly side of Ray Avenue and runs back 192 feet on the westerly line and 190 feet on the easterly line to a dead line, measuring 110.5 feet thereon.

Being the same property conveyed to Tim Watkins by Warranty Deed from George R. Wauford, dated March 8, 2018, of record as Instrument 20180314-0024197, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Tim Watkins Revocable Trust, dated June 5, 2019, Tim Watkins as Trustee, by deed from Tim Watkins, dated June 6, 2019 and recorded as Instrument No. 20190625-0061240, Register's Office for Davidson County, Trustee.

This property is __unimproved _X_improved property known as: 128 Ray Ave, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 6th day of May, 2020.

Tim Watkins Revocable Trust, dated June 5, 2019

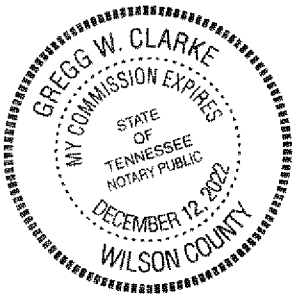
BY: _____
Tim Watkins, Trustee

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 Tim Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of the Tim Watkins Revocable Trust, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of May, 2020.

_____
Notary Public
My Commission Expires:



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

