Karen Johnson Davidson County
Batch# 416590 DEEDWARR
06/17/2020 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20200617-0062662

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ20-0335

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Phyllis J Ray
Affiant

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of June, 2020

2 n L
Notary Public

Commission Expires: 2/28/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kothare Group LLC 4971 Lebanon Pike Old Hickory, TN 37138	State Farm Bank, FSB, ISAOA/ATIMA 3 State Farm Plaza S. N4 Bloomington, IL 61791-0001	065-13-0A-005.00CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

John M. Ray, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kothare Group LLC, a Tennessee Limited Liability Company

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 Unit 1-E as shown on the Plan of Scotts Hollow Condominiums attached as Exhibit C to the Master Deed for Scotts Hollow Condominiums, of record in Instrument Number 20030829- 0125456, as amended in Instrument Number 20110516-0037426, Register's Office for Davidson County, Tennessee, and located on Lot 1, Plan of Section Two Scotts Hollow, Phase One of record in Plat Book 8250, Page 241, as amended in Instrument Number 20070423-004864, all to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John M. Ray by Warranty Deed from Darren P. Dryer, of record in Instrument No. 20041203-0144142, Register's Office for Davidson County, Tennessee, dated December 01, 2004 and recorded on December 03, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4971 Lebanon Pike, Old Hickory, TN 37138

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 so 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 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 GRANTEES, their heirs and assigns, against the

lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of June, 2020.

John M. Ray

STATE OF TENNESSEE
COUNTY OF WILSON

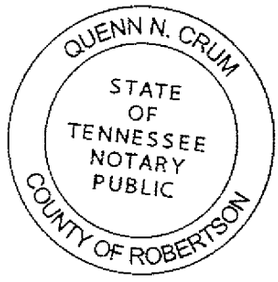
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John M. Ray** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 2nd day of June, 2020.

2 n 2

Notary Public
My Commission Expires: 2/28/2023

(Notary Seal)



True Copy Certification

I, **Jennifer Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022