This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 425561 DEEDWARR
06/24/2020 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20200624-0068385

ADDRESS NEW OWNER:
Derrick Gray
4294 Brick Church Pike
Whites Creek, Tennessee 37189

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Carrington Mortgage
11000 S Douglass Rd #400
Ste 100 #200A Anaheim, CA 92806

MAP 032
GROUP 10 0
PARCEL 011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **American Consulting Corporation, A Tennessee Business Corporation** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Derrick Gray and Karen Miller, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled the Plan of Quail Ridge, Section Five, of record in Book 9700, page 474, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to American Consulting Corporation, a Tennessee Business Corporation, by General Warranty Deed from James Ray Stewart, Sr., an unmarried man, dated August 30, 2019 and filed of record in Instrument No. 2019003-0088530, in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of the Plan of Quail Ridge, Section Five, of record in Book 9700, page 474, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 4294 Brick Church Pike, Whites Creek, Tennessee 37189.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Derrick Gray and Karen Miller, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 23rd day of April, 2020.

American Consulting Corporation, A Tennessee Business Corporation

By: Dale Hire, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dale Hire,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President** of **American Consulting Corporation, A Tennessee Business Corporation,** the within named bargainor **Dale Hire**, and that he as such President, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such President.

WITNESS my hand and official seal at office this 23rd day of April, 2020.

NOTARY PUBLIC
My Commission Expires: ~~January 23, 2023~~ My Commission Expires

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $309,900.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of April, 2020.

NOTARY PUBLIC
My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21