Karen Johnson Davidson County
Batch# 470085 DEEDWARR
09/04/2020 08:40:30 AM 6 pgs
Fees: $33.00 Taxes: $1,387.50
20200904-0101071

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Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
67939146

## GENERAL WARRANTY DEED

**THIS GENERAL WARRANTY DEED OF CONVEYANCE** made and entered into on this 10 day of July, 2020, by and between **Brenda H. Massey, a single woman**, hereinafter known and referred to as **GRANTOR**, and **Raymond O. Dalton, a single man**, hereinafter known and referred to as **GRANTEE**, whose tax mailing address is 517 Huntington Ridge Drive Nashville, TN 37211;

**W I T N E S S E T H :**

For and in consideration of the sum of Three Hundred Seventy-Five Thousand Dollars and 00/100 ($375,000.00), cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor, by these presents, hereby bargains, sells, aliens, and convey unto the Grantee, in fee simple, his or her heirs and assigns forever, with Covenant of General Warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection, a certain tract of real estate more fully described as follows:

**FOR LEGAL DESCRIPTION AND SOURCE OF TITLE SEE ATTACHED EXHIBIT A**

**BEING** the same property which FREDRICK A. WEIS, JR., and wife, CAROL E. WEIS, granted and conveyed to JIMMY L. MASSEY a/k/a JIMMY LEE MASSEY and wife, BRENDA H. MASSEY, by deed dated August 22, 1996, and recorded August 23, 1996, in the Office of the Recorder of Deeds of Davidson County, Tennessee, in Deed Book 10166, Page 203.

**WHEREAS**, JIMMY L. MASSEY a/k/a JIMMY LEE MASSEY and BRENDA H. MASSEY, husband and wife, held title to the property as tenants by the entirety. JIMMY L. MASSEY a/k/a JIMMY LEE MASSEY died on May 5, 2020, as evidenced by a Death Certificate of record in the State of Tennessee Office of Vital Records, thereby vesting fee simple title to the above described premises in BRENDA H. MASSEY by operation of law as the surviving tenant by the entirety.

*Attached to and becoming a part of Deed between Brenda H. Massey, a single woman, as Grantor, and Raymond O. Dalton, a single man, as Grantee.*

**IN TESTIMONY WHEREOF,** witness the hand of the Grantor herein, all on this the day and year first above written.

Brenda H. Massey

Brenda H. Massey

**GRANTOR**

STATE OF Tennessee )
)
Davidson COUNTY )

The undersigned, a Notary, does certify that on this 10 day of July, 2020, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Brenda H. Massey.

Carol D. Moore

Notary Public
My Commission Expires: 5/2/22

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 2, 2022

*Attached to and becoming a part of Deed between Brenda H. Massey, a single woman, as Grantor, and Raymond O. Dalton, a single man, as Grantee.*

**IN THIS OATH OF CONSIDERATION,** I, or we, as Grantor hereby swear or affirm that the actual consideration for this transfer is $375,000.00, to the best of the Grantor's knowledge, information and belief.

Brenda H. Massey

Brenda H. Massey

**AFFIANT**

STATE OF Tennessee )
)
Davidson COUNTY )

The undersigned, a Notary Public, does certify that on this 10 day of July 2020 20 20 the foregoing was produced to me and was sworn to, acknowledged and delivered by Brenda H. Massey.

Carol DiGiore Moore

Notary Public
My Commission Expires: 5-2-22

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 2, 2022

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Raymond O. Dalton
517 Huntington Ridge Drive
Nashville, TN 37211

Property Owner and Address:
Raymond O. Dalton
517 Huntington Ridge Drive
Nashville, TN 37211

This instrument prepared without title examination by:



George O. Pearson, Esq.
TN Bar ID 024814
203 West Second Street
Lexington, KY 40507
(859) 253-2789

## EXHIBIT A

Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey by L.C. Petty and shown as Tract No. IV, as follows: Beginning at an iron pin in the easterly margin of Una-Antioch Pike right of way, said point being south 23 deg. 15' west 156.6 feet from the southwest corner of the property conveyed to the Trustees of Free Will Baptist Church by deed of record in Book 4691, Page 503, Register's Office for Davidson County, Tennessee; thence south 71 deg. 12' east 870.9 feet to an iron pin; thence south 3 deg. 15' west 11.3 feet to an iron pin; thence north 86 deg. 30' west 818.0 feet to an iron pin; thence north 13 deg. 50' west 54.0 feet to an iron pin; thence north 49 deg. 54' west 98.0 feet to an iron pin in the easterly margin of Una-Antioch Pike; thence north 26 deg. 00' east 77.0 feet to an iron pin; thence north 23 deg. 15' east 79.7 feet to the point of beginning.

Being the same parcel conveyed to Jimmy L. Massey and wife, Brenda H. Massey from Fredrick A. Weis, Jr., and wife, Carol E. Weis, by virtue of a deed dated August 22, 1996, recorded August 23, 1996, in Deed Book 10166, Page 203 County of Davidson, State of Tennessee.

Assessor's Parcel No: 14900022900

## True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne