Karen Johnson Davidson County
Batch# 481833 DEEDWARR
09/24/2020 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $936.10
20200924-0109691

Tax Liability & Owner:
Jessica Link-Bell et vir
Andy King
2829 Desplane Drive
Nashville, TN 37217

This instrument prepared by:
Shawn C. Trail, Attorney. P.C.
117 South Spring Street
Manchester, Tennessee 37355

TN-40673

Map & Parcel: 15005017900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MICHAEL S. RAY, unmarried, have bargained and sold and by these presents do hereby transfer and convey unto JESSICA LINK-BELL and ANDY KING, wife and husband, as tenants by the entirety, their heirs and assigns, a certain tract or parcel of land in the Davidson County, Tennessee, bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 755 on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, Page 44, Register's Office for said county, to which reference is made for a more complete description.
>
> And being the same property conveyed to Michael S. Ray and wife, Dawn M. Ray, by Warranty Deed from Donald L. Clark and wife, Deborah J. Clark, dated March 8, 1995, and recorded on March 10, 1995 at 2:47 P.M. in Book 9616, page 280, see also being the same property conveyed to Michael S. Ray, by Quitclaim Deed from Dawn M. Ray, dated August 12, 1998, and recorded on October 23, 1998 at 12:34 P.M. in Book 11167, page 512, Register's Office, Davidson County, Tennessee.
>
> This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities; including but not limited to any and all matters on subdivision plat for Edge O-Lake Estates, Section 17 of record in Plat Book 4460, page 44; Restrictive Covenants for Edge O-Lake Estates, Section 17 of record in Book 4549, page 802, all of record in Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JESSICA LINK-BELL and ANDY KING, wife and husband, as tenants by the entirety, their heirs and assigns, forever.

AND I DO COVENANT with JESSICA LINK-BELL and ANDY KING, wife and husband, as tenants by the entirety, that I am lawfully seized and

possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns to warrant and forever defend the title of said land to JESSICA LINK-BELL and ANDY KING, wife and husband, as tenants by the entirety, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 8th day of September, 2020.

Michael S. Ray

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named MICHAEL S. RAY, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of September, 2020.

SHARON TRAIL
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 18, 2022

STATE OF TENNESSEE, DAVIDSON COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $253,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 8th day of September, 2020.

Commonwealth of Pennsylvania
Notarial Seal
JENNIFER M TWIGG - Notary Public
CITY OF PHILADELPHIA, PHILADELPHIA CNTY
My Commission Expires Jul 18, 2021

NOTARY PUBLIC

My Commission Expires: 7/18/2021

Certificate of Authenticity

I, Krystel Kehr, do hereby make an 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.

Krystel Kehr
Signature

State of Pennsylvania

County of Philadelphia

Personally appeared before me, Jennifer M. Twigg, a notary public for this county and state, Krystel Kehr who acknowledges that this certificate of an electronic documents is true and correct and whose signature I have witnessed.

Jennifer M. Twigg
Notary's Signature

My Commission expires 7/18/2021

Notary's Seal (if on paper)

Commonwealth of Pennsylvania

Notarial Seal
JENNIFER M TWIGG – Notary Public
CITY OF PHILADELPHIA, PHILADELPHIA CNTY
My Commission Expires Jul 18, 2021