Karen Johnson Davidson County
Batch# 499457 DEEDWARR
10/20/2020 03:38:02 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20201020-0122314

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW20898

Send Tax Bills To:
New Owner

New Owner is:
Ray Dee Standard, III
105 Utley Drive
Goodlettsville, TN 37072

MAP/PARCEL: 018-07-0-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **David R. Ferguson and wife, Darline J. Ferguson,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ray Dee Stanard, III** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 105 Utley Drive, Goodlettsville, Tennessee 37072

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Connell Estates, Section I, as of record in Book 2900, Page 15, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to David R. Ferguson and wife, Darline J. Ferguson, by Warranty Deed from Ruth Ann Bonnar, unmarried, dated 11/26/2002 and recorded 11/27/2002 in Instrument No. 20021127-0146981, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SB-CR-20-105

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of September, 2020.

GRANTOR:

David R. Ferguson

Darline J. Ferguson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **David R. Ferguson and wife, Darline J. Ferguson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of September, 2020.

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Kimberly Reed
Affiant

SWORN TO and subscribed before me this 22nd day of September, 2020.

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY