Karen Johnson Davidson County
Batch# 520748 DEEDWARR
11/24/2020 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20201124-0137884

Name and Address of New Owner:
Stephen Orr
2815 W Linden Ave.
Nashville, TN 37212

Send Tax Bills To:
Stephen Orr
2815 W Linden Ave.
Nashville, TN 37212

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 91 9 95.00

True Copy Certification

I, John A Bell Jr., 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 TN
County of Davidson

Personally appeared before me, Dellana Lowhorn a notary public for this county and state, John A Bell Jr. 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: 3-8-2021
Notary' Seal (if on paper)

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 legal sufficiency of which are hereby irrevocably acknowledged, **Bertha Carney, Carrol Darks, Shirley Shrader, Loretta Stinson Gray, Jeff Gray, Daryl Gray, and Misty Gray Winnett as The Heirs of Elizabeth A. Gray**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephen O. Orr and wife Nicole C. Orr,** "the Grantee," the following described real estate in Davidson County, Tennessee :

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF LOT NO. 38 ON THE PLAN OF T.M. NALL'S SUBDIVISION, OF RECORD IN BOOK 421, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSSEE, TO WHIH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID PART OF LOT NO. 38 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF DEAL AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 217.6 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED ELIZABETH A. GRAY, UNMARRIED, BY WARRANTY DEED FROM DEBBIE ELAINE BRINTON, UNMARRIED, RECORDED ON JUNE 19, 2001, OF RECORD IN INSTRUMENT NO. 20010619-0064837, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 6020 DEAL AVE., NASHVILLE, TN 37209.

The said Elizabeth A.Gray died July 14,2006, leaving her heirs as Betha Carney, Carrol Darks. Shirley Shrader and Vernon Gray. See Affidavits of record as 202011240137878 and 202011240137881 Register's Office for Davidson County, Tennessee.

The said Vernon Gray (child of Elizabeth A Gray, passed away on Feb 29th 2020 and hius heris at law are Loretta Stinson Gray, Jeff Gray, Daryl Gray and Misty Gray Winnett, see Affidavits of record as Instrument No 202011240137880 and 202011240137879 d Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of November, 2020.

The Heirs of Elizabeth A. Gray

Bertha Carney

Bertha Carney (child of Elizabeth Gray)

Carrol Darks

Carrol Darks (child of Elizabeth Gray)

Shirley Shrader

Shirley Shrader (child of Elizabeth Gray)

Jeff Gray

Jeff Gray (child of Vernon Gray and grandchild of Elizabeth Gray)

Daryl L. Gray

Daryl Gray (child of Vernon Gray and grandchild of Elizabeth Gray)

Misty Gray Winnett by Jeff Gray

Misty Gray Winnett (child of Vernon Gray and grandchild of Elizabeth Gray) by Jeff Gray Attorney in Fact

Loretta Stinson Gray by Jeff Gray

Loretta Stinson Gray (Widow of Vernon Gray)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2020, before me personally appeared **Bertha Carney, Carrol Darks, Shirley Shrader, ~~Loretta Stinson Gray~~, Jeff Gray, Daryl Gray, and Loretta Stinson Gray** , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2020.

Notary Signature
My commission expires: 3-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jeff Gray with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Misty Gray Winnett, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Misty Gray Winnett by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of November, 2020.

My Commission Expires:
3-8-2021

Notary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jeff Gray with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Loretta Stinson Gray, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Loretta Stinson by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of November, 2020.

My Commission Expires:
3-8-2021

NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of November, 2020.

Notary Public
My commission expires: 3-8-2021
File No. 2020-1849