22508
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 546499 DEEDWARR
01/05/2021 12:28:45 PM 4 pgs
Fees: $23.00 Taxes: $992.53
20210105-0001593

WARRANTY DEED

Address New Owner(s):
Jason Raynes
PO Box 291501
Nashville, TN 37229

Send Tax Bills to:

New Owner(s)

Map/Parcel: 120 02 0 130.00 (Tract I)
044 13 0 054.00 (Tract II)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Dawn Gillberg, Trustee and Dawn Gillberg, individually**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Jason Raynes and Tandy Raynes, husband and wife**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Stardust Acres, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of the Knoll, of record in Book 2330, page 94, Register's Office for said County.

Said Lot No. 27 fronts 83 feet on the westerly margin of Bettie Drive and extends back 215.9 feet on the northerly line and 271.6 feet on the southerly line to a dead line in the rear, measuring 81.9 feet thereon.

BEING part of the same property conveyed to Dawn Gillberg, Trustee, for Trust Agreement dated May 17, 2012 for the benefit of Dawn Gillberg, Blake Freeman and Craig Freemen, by Quitclaim Deed from Brownie Freeman, unmarried and Brownie Freeman, Trustee with full power to mortgage, sell, transfer or convey without joinder of any beneficiary, dated June 1, 1999, and recorded on June 1, 1999, in Book 11502, page 532, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2021 and subsequent years and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 1307 Mars Drive, Nashville, TN
1008 Bettie Drive, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title 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 my/our hand(s) as on the date shown on the Notary forms.

Dawn Gillberg, Trustee

Dawn Gillberg, individually

Blake Freeman, individually

Craig Freeman, individually

STATE OF MASSACHUSETTS Essex COUNTY ~~ss~~:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Dawn Gillberg, individually and Dawn Gillberg, Trustee for the Trust Agreement dated May 17, 2012, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of December, 2020.

STATE OF MASSACHUSETTS Essex COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Dawn Gillberg, individually and Dawn Gillberg, Trustee for the Trust Agreement dated May 17, 2012, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of December, 2020.

My Commission Expires: 2/24/2023 Notary Public

JODI B. SAMPSON
Notary Public
Massachusetts
Commission Expires Feb 24, 2023

STATE OF OHIO
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig Freeman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of Dec, 2020.

My Commission Expires: 10-31-2022 Notary Public

Elizabeth Harlan
Notary Public
State of Ohio
Comm Expires 10/31/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Blake Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and offical seal this the 31 day of Dec., 2020.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 268,250.00

Affiant

Subscribed and sworn to before me this 31 day of Dec., 2020.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022