This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 558442 DEEDWARR
01/21/2021 10:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210121-0009135

New Owner:	**Send Tax Bill:**	**Map/Parcel**
AUSTIN RAY, Trustee ASHLEY D. RAY, Trustee RAY REVOCABLE LIVING TRUST dated March 9, 2017 4311 Westlawn Drive Nashville, TN 37209	SWBC MORTGAGE CORPORATION 9311 San Pedro #100 San Antonio, TX 78216	103-08-0-305.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Sworn to and subscribed before me this January 20, 2021.

Notary Public

My Commission Expires: 2-19-2023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, AUSTIN RAY and ASHLEY D. RAY, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to AUSTIN RAY and ASHLEY D. RAY, TRUSTEES of the RAY REVOCABLE LIVING TRUST, dated March 9, 2017, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this 20th day of January, 2021.

By: _____
AUSTIN RAY

_____
ASHLEY D. RAY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AUSTIN RAY and ASHLEY D. RAY, husband and wife, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. This document was executed in compliance with Executive Order 72 by Tennessee Governor Bill Lee, dated December 22, 2020.

WITNESS my hand and official seal at Brentwood, Tennessee, this 20th day of January, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 2-19-2023

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Resubdivision of Part of Lot # 337 on the Map of Richland Realty Company's West Lawn Subdivision of record in Instrument No. 20190808-0078925, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to Aspen Construction, LLC, a Tennessee limited liability company by Warranty Deed from WGH Properties, LLC, a Tennessee limited liability company, dated August 20, 2019, recorded August 21, 2019, of record in Instrument No. 20190821-0083864, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to AUSTIN RAY and ASHLEY D. RAY, TRUSTEES of the RAY REVOCABLE LIVING TRUST, dated March 9, 2017 by Warranty Deed of record from AUSTIN RAY and ASHLEY D. RAY, husband and wife in Instrument Number 20200915-0105352 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to AUSTIN RAY and ASHLEY D. RAY, husband and wife, by Warranty Deed of record from AUSTIN RAY and ASHLEY D. RAY, TRUSTEES of the RAY REVOCABLE LIVING TRUST, dated March 9, 2017, in Instrument Number 20201009-0117744 Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 4311 Westlawn Drive, Nashville, Tennessee 37209.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Stacy Boyett, a notary public for this county and state,
Notary's Name

James M. Adcox III, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Stacy Boyett
Notary's Signature

MY COMMISSION EXPIRES: 2-19-2023

NOTARY'S SEAL

STACY BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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