Name and Address of New Owner:
Crystal Wray
1698 Sherwood Lane
Send Tax Bills To: Nashville, TN
Crystal Wray 37206

Karen Johnson Davidson County
Batch# 577915 DEEDWARR
02/24/2021 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $871.35
20210224-0023352

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

Map & Parcel No: 072152L00200CO

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, **M&S Homes TN, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Crystal Denise Wray a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee :

Land in Davidson County, Tennessee, being Unit B, on the plan of The Homes of 1704 Porter Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1704 Porter Road, a horizontal property regime with private elements of record in Instrument No. 20191204-0124915, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to M&S Homes TN, LLC, a Tennessee limited liability company, by Quitclaim Deed from Crystal D. Wray, recorded on June 3, 2020, of record in Instrument No. 20200603-0056706, Register's Office for Davidson County, TN.

Being the same property conveyed to Crystal D. Wray by Quitclaim Deed from Iris D. Wray, recorded on May 20, 2020, of record in Instrument No. 20200520-0052607, Register's Office for Davidson County, TN.

Being the same property conveyed to Iris D. Wray, unmarried, by Warranty Deed from Carol L. Schnitzer, unmarried, recorded on March 25, 1992, of record in Book 8582, Page 712, Register's Office for Davidson County, TN.

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 February, 2021.

M&S Homes TN, LLC

By: _____

Mikel Hunsucker

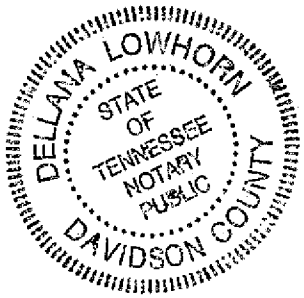
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2021, before me personally appeared Mikel Hunsucker of M&S Homes TN, LLC, 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 February, 2021.

_____

Notary Signature
My commission expires: 3-8-2021



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 $235,500.00, 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 February, 2021.

Notary Public
My commission expires: 3-8-2021
File No. 2020-2060

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John A Bell Sr., 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, a notary public for this county and state, John A Bell Sr. 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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY