Karen Johnson Davidson County
Batch# 594447 DEEDWARR
03/18/2021 08:57:17 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20210318-0035802

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9792

ADDRESS NEW OWNER:
Karl R. Wendt
3134 Long Blvd, Apt. 101
Nashville, TN 37203

SEND TAX BILL TO:
Owner

MORTGAGEE:
Farm Credit Mid-America, FLCA
1601 UPS Drive
Louisville, KY 40223

Parcel ID:
057-00-0-130.00
and
057-00-0-080.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ricky Ray and Crystal Ray, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Karl R. Wendt and Ashley Q. Wendt, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Land being a portion of a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the South by Cato Road and recorded in Deed Book 6638, Page 926, Register's Office of Davidson County, and more particularly described as follows:

Beginning at an iron pin in the northerly margin of Cato Road, 194.84 feet from the common line with the Stephen P. Franceson, Sr. Property; thence, leaving said margin and along a common line with Tract 8 N26-55-09E, 538.78 feet; thence N23-48-13E, 846.26 feet; thence along a common boundary with the William H. Council, Sr. Property, S7-37-46E, 139.84 feet; thence, S21-09-46W, 871.05 feet; thence, S23-55-09W, 478.75 feet to the northerly margin of Cato Road; thence along a curve to the left and with said margin, having a central angle of 29-48-40, a radius of 310.59 feet, and a length of 161.60 feet; thence, S86-50-37W, 29.79 feet to the point of beginning.

For informational purposes only, the prior deed of record sets out subject property as containing 5.204 acres, more or less. This property is known as: 4618 Cato Rd, Nashville, TN 37218 and being Map 57, Parcel 130.

Tract 2:
Land being a tract of land in the Second Civil District of Davidson County, Tennessee, described according to a survey by Thorton and Associates, dated 4/1/10, to-wit:

Beginning in the north right-of-way of Cato Road approximately 0.7 miles west of Briley Parkway; thence along a curve to the left, having a radius of 310.59 feet, a distance of 221.23 feet, thence continuing with said right-of-ways S 86°50'37" W, 29.79 feet;

Thence	N	23°48'13"	E,	846.26	feet;
Thence	S	70°37'46"	E,	380.18	feet;
Thence	N	42°45'10"	E,	319.73	feet;
Thence	S	03°33'39"	W,	1,043.23	feet;
Thence	N	88°08'16"	W,	572.59	feet;
Thence	S	24°36'22"	W,	165.38	feet;
Thence	S	36°28'37"	W,	231.22	feet;

Thence S 50°27'29" W, 105.30 feet to the point of beginning.

This property is known as 4604 Cato Road, Nashville, TN 37218 and being Map 57, Parcel 80.

Being the same property conveyed to Ricky and Crystal Ray, husband and wife by Deed dated August 25, 2016 from Richard E. Jones and wife, Roberta J. Jones, recorded August 30, 2016, of record in Instrument Number 20160830-0091028, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4604 Cato Road and 4618 Cato Road, Nashville, TN 37218. Possession is to be given on March 16, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of March, 2021.

Ricky Ray
Ricky Ray

Crystal Ray
Crystal Ray

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ricky Ray and Crystal Ray, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of March, 2021.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$425,000.00**.

AFFIANT

Subscribed and sworn to before me on this 16th day of March, 2021.

NOTARY PUBLIC

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: