Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 634642 **DEEDWARR**
05/12/2021 11:50:39 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20210512-0063999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $460,000.00.

Affiant

Subscribed and sworn before me this the 10th day of May, 2021.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kelly Raley 1 Stayton Circle Houston, TX 77024	New Owner	061-07-0 297.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JESSICA TAMMARO, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN RALEY AND KELLY RALEY, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 and the Easterly half of Lot No. 12 on the Plan of Jackson Park, Section No. 1, Block "B" as of record in Plat Book 843, Page 17, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 13 and the Easterly half of Lot No. 12 fronts together 100 feet 8 inches on the Southerly side of Kenwood Drive and runs back 135 feet 10 inches on the Easterly line and 181 feet 8 inches, more or less, on the Westerly line to a dead line measuring 90 feet thereon.

Being the same property conveyed to Jessica Tammaro, a single woman, by deed dated 12/16/2016, from Frank Messer, Jr., unmarried, of record in Instrument No. 20161219-0132676, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1120 Kenwood Drive, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 10th day of May, 2021.

Jessica Tammaro

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica Tammaro, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2021.

My commission expires: 9/18/22

Notary Public

