Name and Address of New Owner:
Lillian C. Colina Pinango
249 Coleridge Court
Nashville, TN 37013

Karen Johnson Davidson County
Batch# 649274 DEEDWARR
06/03/2021 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20210603-0074916

Send Tax Bills To:
New Owner

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road, #204
Ashland City, TN 37015

Map & Parcel No: 162-02-0-254.00

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, **Randy L. Gray and Donna Presley Gray, husband and wife**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Lilian C. Colina Pinango, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Section 2, Colemont Heights of record in Plat Book 4300, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randy L. Gray and Donna Presley Gray, husband and wife by Quitclaim deed from Donna Presley Gray, f/k/a Donna L. Presley and Randy L. Gray, wife and husband, who acquired title as single of record in Instrument No. 20130103-0000743 Register's Office for Davidson County, Tennessee, dated December 16, 2012 and recorded on January 03, 2013.

Being also known as 249 Coleridge Court Nashville, Tennessee 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have 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, Grantors have caused this Warranty Deed to be executed on the 1st day of June, 2021.

Randy L. Gray

Donna Presley Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2021, before me personally appeared Randy L. Gray and Donna Presley Gray, 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 this 1st day of June, 2021.

Notary Signature
My commission expires: 9/28/2024

BRIAN K NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
MY COMMISSION EXPIRES 9-28-2024

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 $300,000.00, 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 1st day of June, 2021.

Notary Public
My commission expires: 11-06-24
File No. 2021-1012

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024