Name and Address of New Owner:
Randy Lee Gray and Donna Presley Gray
311 Bonnavue Drive
Nashville, TN 37076

Send Tax Bills To:
CapStar Bank
2002 Richard Jones Road
Nashville, TN 37215

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

Map & Parcel No: 075-05-0-013

Karen Johnson Davidson County
Batch# 649308 DEEDWARR
06/04/2021 08:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20210604-0074958

# 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, **Steven Jenkins and Janita Jenkins, husband and wife**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Randy Lee Gray and Donna Presley Gray, husband and wife,** "the Grantees", the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 703 on the Plan of Hermitage Hills, Section Seven of record in Plat Book 3300, Page (s) 62 and 63, 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 Steven Jenkins by Quitclaim deed from Pamela Mae Jenkins of record in Book 9946, page 456, Register's Office for Davidson County, Tennessee, dated February 05, 1996 and recorded on February 13, 1996.

Being also known as 311 Bonnavue Drive Nashville, Tennessee 37076.

NOTE: Janita Jenkins hereby joins in this conveyance to transfer any interest that she may have in the property, marital or otherwise.

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.

Steven Jenkins

Janita Jenkins

STATE OF Florida
COUNTY OF Brevard

On this 28 day of May, 2021, before me personally appeared Steven Jenkins and Janita Jenkins, 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 28 day of May, 2021.

Notary Signature
My commission expires: August 8, 2024

SHARON MILLER
MY COMMISSION # HH 29227
EXPIRES: August 8, 2024

SHARON MILLER
MY COMMISSION # HH 29227
EXPIRES: August 8, 2024

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~CHEATHAM~~ 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.

Randy Lee Gray
Affiant

Sworn to and subscribed before me this 1st day of June, 2021.

Notary Public

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

# Tennessee Certification of Electronic Document

I, Misty M. Newcomb, do hereby make oath that I am 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.

Misty M. Newcomb

**STATE OF TENNESSEE**

**COUNTY OF CHEATHAM**

Personally appeared before me, Betty Jo Harrell, a Notary Public for this County and State, Misty M. Newcomb, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

BETTY JO HARRELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF CHEATHAM

My Commission Expires: 09/17/2023