Karen Johnson Davidson County
Batch# 670821 DEEDWARR
07/02/2021 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20210702-0090245

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $90,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of July, 2021.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Marine Depot, LLC (NAME)	SAME AS NEW OWNER (NAME)	018-6-0-097.00
100 Lakeview Court (ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Nelson Ray and wife, April Ray,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Marine Depot, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being located in the 10th Civil District, Davidson County, Tennessee, on the North side of Depot Street, in the Town of Goodlettsville, and being the property of record in Deed Book 3308, Page 4, Register's Office of Davidson County, Tennessee.

See Tax Map 18-16, Parcel 97.00. Tax Assessor's Office, Davidson, County, Tennessee, and more particularly described as follows:

Beginning at an iron rod in the North margin of Depot Street, same being the Southwest corner of this tract and the Southeast corner of Tyler Let Weeks, Jr., et al (Instrument No. 020050920-0112817, RODCT); thence leaving road with the line of Tyler Lee Weeks, Jr., et al North 14 degrees 00 minutes 46 seconds West 134.12 feet to an iron rod; thence with line of James M. Smith et at (Deed Book 5296, Page 503, RODCT) North 76 degrees 06 minutes 12 seconds East 84.43 feet to an iron rod at a stump; thence with line of the Goodlettsville Help Center, Inc., (Instrument No. 20000211-0014241, RODCT) South 12 degrees 08 minutes 00 seconds East 135.59 feet to an iron rod in the North margin of Depot Street (passing a concrete monument at 124.66 feet); thence with said margin South 77 degrees 06 minutes 38 seconds West 80.00 feet to the point of beginning, containing 0.254 acres (11,065 square feet) more or less, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated July 3, 2007.

Being the same property conveyed to Nelson Ray and wife, April Ray, by Installment Deed from Claude Byrum and Lisa E. Byrum of record in Instrument No. 20110726-0057162 Register's Office for Davidson County, Tennessee, dated July 01, 2011 and recorded on July 26, 2011.

This property is __unimproved _X_improved property known as: 106 Depot Street, Goodlettsville, TN 37072-1413.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 1st day of July, 2021.

Nelson Ray

April Ray

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nelson Ray and April Ray, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of July, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
DECEMBER 12, 2022
WILSON COUNTY

Certificate of Authenticity

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/1/21.

Affiant Signature

7/1/21
Date

State of TN

County of WILSON

Sworn to and subscribed before me this 1ST day of July, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY