THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736350

Karen Johnson Davidson County
Batch# 693783 **DEEDWARR**
08/10/2021 10:08:23 AM 2 pgs
Fees: $13.00 Taxes: $4,865.50

20210810-0107469

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,315,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of August, 2021.

Notary Public
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
G. Scott Rayson 3403 Wimbledon Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117-09-0-014.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth M. Corney, married** (Grantor"), has this day bargained and sold, and does hereby transfer and convey to **G. Scott Rayson**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 50 , 51 & 52, Block "F", as shown on the map entitled Revised Plan of The Life & Casualty Insurance Co's Subdivision of Woodmont Acres, of record in Plat Book 843, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT T. CORNEY AND WIFE, ELIZABETH M. CORNEY, by deed from J. MICHAEL GOULD AND WIFE, THERESA GOULD, of record in Book 9814, page 406 , dated October 2, 1995 , said Register's Office.

ROBERT T. CORNEY conveyed his interest to ELIZABETH M. CORNEY , by quitclaim deed of record in Book 9967, page 875, dated February 29, 1996, said Register's Office.

Robert T. Corney joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 117-09-0-014.00.

Matters shown on the Plan of record in Plat Book 843, page 102, said Register's Office.

This is improved property located at 3403 Wimbledon Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2021.

Elizabeth M. Corney

Elizabeth M. Corney

Robert T. Corney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth M. Corney and Robert T. Corney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2021.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024