Return to:
Judy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
DM-TAB-21-223

PREPARED BY (~~AND RETURN TO~~):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62177
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Regina Ray Revocable Trust 223 Hearthstone Manor Lane Brentwood, TN 37027	NEW OWNER

TAX MAP PARCEL NUMBERS: 160150A08400CO

Karen Johnson Davidson County
Batch# 776975 **DEEDWARR**
12/20/2021 03:14:26 PM 2 pgs
Fees: $13.00 Taxes: $1,694.23
20211220-0167992

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$457,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Massing, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Regina Ray, Trustee of the Regina Ray Revocable Trust,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 84 on the Plan of Hearthstone Manor, Phase IV, Condominium Site Plan of record in Book 6250, page 990, and Revised Hearthstone Manor a part of Hearthstone P.U.D. of record in Book 6200, page 642, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Massing, a single man, by Warranty Deed from June B. Storie, an unmarried woman, dated December 13, 2019 and recorded on December 23, 2019, of record in Inst. No. 20191223-0132135, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6250, page 990, revised in Book 6200, page 642, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6424, page 839, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, rerecorded in Book 7393, page 749, Book 7398, page 907, Book 7403, page 563, Book 11404, page 149, Inst. No. 20060510-0054690, Bylaws in Book 7403, page 568, Inst No. 20080624-0064983, Rules and Regulations in Book 11749, page 481, Restrictions in Book 5409, page 485, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Hearthstone Manor Home Owners Association of record in Book 6437, page 852, amended in Book 7679, page 16, and Book 7769, page 494, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 11651, page 270, said Register's Office.

This is improved property, known as 223 Hearthstone Manor Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of December, 2021.

Michael Massing

Davidson
State of Tennessee

County of Davidson

On this 16th day of December, 2021, before me the undersigned authority, personally appeared Michael Massing, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $457,900.00.

Affiant

Sworn and subscribed before me this 16th day of December, 2021.

Notary

My Commission Expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY