Karen Johnson Davidson County
Batch# 817256 DEEDWARR
03/08/2022 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20220308-0026344

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15712-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this ~~transfer is $545,000.00~~.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2022.

Notary Public
My Commission Expires: 11/10/24

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jerry D. Fray and Margot Fray 8884 D Murfreesboro Road Lebanon, TN 37090	New Owner	053-03-0-425

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, we, **Barbara Dea Asbury and Robert Washington Asbury, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jerry D. Fray and Margot Fray, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 127 on the plan of Section "B", Village of Old Hickory, according to survey and plat of same appearing of record in Plat Book 1424, page 67, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Barbara Dea Asbury and Robert Washington Asbury, wife and husband by Warranty Deed from Lucretia W. Wyatt (F/K/A Lucretia W. Martin and Randall G. Wyatt, wife and husband, dated December 18, 2020, recorded December 21, 2020, of record in Instrument No. 20201221-0151522, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Lucretia W. Martin, an unmarried woman and Joseph E. Whetstone, a married man, tenants in common with right of survivorship by Warranty Deed from Woody A. Haley and Catherine M. Haley, husband and wife, dated April 23, 2004, recorded April 29, 2004, of record in Instrument No. 20040429-0048493, said Register's. The said Joseph E. Whetstone having since died on December 5, 2004, property vesting in Lucretia W. Martin by operation of law as sole surviving heir in the entirety.

This is improved property located at: **1406 Riverside Road, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 24th day of February, 2022.

GRANTOR:

Barbara Dea Asbury

Robert Washington Asbury

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara Dea Asbury and Robert Washington Asbury, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of February, 2022.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/24

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 2/24/2022.

Kirsten Virden
Affiant Signature

2/24/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of February, 2022..

Bria Sawyers
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

