Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Toby Ray Railey
Affiant

Subscribed and sworn to before me this 3rd day of March, 2022.

Notary Public
My commission expires: 2/12/23

Karen Johnson Davidson County
Batch# 820285 DEEDWARR
03/11/2022 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20220311-0028627

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Toby Ray Railey 528 Cedar Drive Nashville, TN 37211	American Pacific Mortgage Corporation 3000 Lava Ridge Court, Suite 200 Roseville, CA 95661	162-09-0-020

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Walter Andrew Mucha, Jr. and Ann Marie Mucha, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Toby Ray Railey, a single man** hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Cedarwood Estates, Section 6, Revised, of record in Plat Book 5200, Page 196, 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 WALTER A. MUCHA, JR.AND WIFE, ANN MARIE MUCHA, by deed from STEVEN EDWARD HUNTER, UNMARRIED, of record in Book 6688, Page 36, dated October 17, 1985, said Register's Office.

This conveyance is made subject to the following:

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 162-09-0-020.

2. Matters shown on the Plan of record in Plat Book 5200, Page 196, said Register's Office.

This property is improved property known as 528 Cedar Drive, Nashville, TN 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 3rd day of March, 2022.

Walter Andrew Mucha, Jr.

Ann Marie Mucha

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of March, 2022, before me personally appeared Walter Andrew Mucha, Jr. and Ann Marie Mucha, 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, at office, this 3rd day of March, 2022.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Cross Vance, 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 this 3rd day of March, 2022

Dated 3/4/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Vance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 4th day of March, 2022

My commission expires: 12-18-23

Notary Public

SHERI ENGEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY