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NEW OWNER:
RICKY E. RAY
P.O. BOX 38
WATERTOWN, TN 37184

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

SENT TAX BILL TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 834534 DEEDQC
04/05/2022 10:25:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220405-0039120

FILE NO.: bjt

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map & Parcel No.: 06700001400 and 06700001500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **RICKY E. RAY and wife, CRYSTAL M. RAY**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **RICKY E. RAY, married,** his heirs, successors and assigns, forever, all of our right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

PARCEL I (Map & Parcel No.: 06700001400):

Being known and designated as a tract or parcel of land located in the 13th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Being a lot fronting 200' on the new Hydes Ferry Pike and running back between parallel lines 327' 7" and containing 1 ½ acres, more or less. The said 200' frontage lies Easterly from the Westerly property line Mrs. Mary D. Foster at its intersection with the Northerly right-of-way line of the new Hydes Ferry Pike and is more particularly described as follows:

Beginning at the intersection of the property line between Foster and McDonald, which is Foster's West property line and McDonald's East property line, and the Northerly right-of-way line of the new Hydes Ferry Pike, and running North 15 deg. West along said property line 327' 7"; thence, North 66 deg. 7' East 200'; thence, South 15 deg. – 0' East 327' 7" to the Northerly right-of-way line of the new Hydes Ferry Pike; and

thence, South 66 deg. – 7' West 200' to the beginning, and containing 1 ½ acres, more or less.

PARCEL II (Map & Parcel No.: 06700001500):

Being known and designated as a tract or parcel of land located in the 13th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Northerly margin of U. S. Highway No. 43 at the intersection of the Northerly margin of said Highway and the Western boundary line of the property conveyed to R. D. Hyde; thence with the Western boundary line of the said Hyde Property; North 20 deg. 13' West 1,570.00 feet to a point and North 21 deg. 12' West 522.3 feet to the center of Back Creek; thence with the center of Back Creek, South 53 deg. 02' West 336.3 feet to a point, South 62 deg. 39' West 171.6 feet to a point in the Eastern boundary of a tract of land conveyed to Douglas McDonald; thence, with the Eastern boundary line of said McDonald's property, South 22 deg. 11' East 583.4 feet to a point and South 19 deg. 29' East 1,058.00 feet to the Northwest corner of another tract of land conveyed to Douglas McDonald; thence, with the Northern boundary line of the property owned by McDonald and H. M. Beard, North 62 deg. 06' East 444.00 feet to Beard's Northeast corner; thence, with the Eastern boundary line of said Beard's tract of land, South 19 deg. 22' East 327.00 feet to a point in the Northerly margin of said Highway; thence, with the Northerly margin of said Highway, North 62 deg. 06' East 486.00 feet to the beginning, containing 39.00 acres, more or less.

Being the same property conveyed to RICKY E. RAY and wife, CRYSTAL M. RAY, by Deed of Correction for Warranty Deed from Betsy H. Beard, by and through her duly appointed attorney-in-fact William Hayes Beard (Instrument No. 20190802-0076769) and Denise Lovelace, dated October 13, 2021, and recorded in Instrument No. 20211021-0141484, correcting Warranty Deed of record in Instrument No. 20190802-0076771, both in the Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5258 and 5250 ASHLAND CITY HIGHWAY, NASHVILLE, TN 37218.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS OUR SIGNATURES hereto this 1 day of April, 2022.

Ricky E Ray
RICKY E. ~~RAY~~

Crystal M Ray
CRYSTAL M. RAY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RICKY E. RAY and CRYSTAL M. RAY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of April, 2022.

NOTARY PUBLIC

GREGORY S. HILL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/30/2023

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I hereby swear or affirm that the actual consideration given for this transfer is **$0.00.**

Ricky Ray
AFFIANT

Sworn to and subscribed to before me this the 1st day of April, 2022.

NOTARY PUBLIC

GREGORY S. HILL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/30/2023