Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0144

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFOI
THIS 7th day of April, 2022

Notary Public

Commission Expires: 8/21/23

Karen Johnson Davidson County
Batch# 837544 DEEDWARR
04/11/2022 09:12:43 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20220411-0041567

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brandon Goodwin and Ashley Goodwin 134 Creekmore Road Cottontown, TN 37048	NEW OWNERS	042-07-0-092.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Joe Duane Wray and William Franklin Wray

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Goodwin and Ashley Goodwin, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 101 on the Plan of Section I, Madison Meade, of record in Book 2854, Page 2, Register's Office for Davidson County, Tennessee.

SAID Lot No. 101 fronts 142 feet on the east side of Ronnie Road, and runs back 165.57 feet on the south line and 255 feet on the north line to a dead line which is a broken line, on which it measures 186.74 feet.

BEING the same property conveyed to Novice F. Wray and wife, Mabel Wray by Warranty Deed from E. Graves Pate and wife, Frieda H. Pate, dated 5/14/1959 and recorded 5/18/1959 in Book 2906, Page 171, Register's Office for Davidson County, Tennessee.

The said Mabel Wray is reported to have died on December 28, 2012, leaving the property vested solely in Novice F. Wray.

The said Novice F. Wray (aka Novice Franklin Wray) died testate on April 29, 2021.

Pursuant to his Last Will and Testament and Order for Muniment of Title filed 3/24/2022 in Docket No. 22P-185 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), the subject property became vested in Joe Duane Wray and William Franklin Way, as tenants in common. Said Order for Muniment of Title was also recorded on 3/24/2022 in Instrument Number 20220324-0033988 in the Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantors.

Record and Return to:
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THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 614 Ronnie Road Madison, TN

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of April, 2022.

Joe Duane Wray

Joe Duane Wray

William Franklin Wray

William Franklin Way

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joe Duane Wray and William Franklin Way** 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 Hendersonville, Tennessee this 7th day of April, 2022.

Lori Buie

Notary Public
My Commission Expires: 8/21/23

(Notary Seal)

