Karen Johnson Davidson County
Batch# 840184 DEEDWARR
04/14/2022 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20220414-0043758

THIS INSTRUMENT PREPARED BY:
WHITE & BETZ, ATTORNEYS
22 PUBLIC SQUARE
LAWRENCEBURG, TENNESSEE 38464

FROM: CAROLYN WAIT AND HILDA GRIGGS, BEING THE ONLY HEIRS AT LAW OF LEVA DIANNE NUTT

TO: MITCH FRAY, an unmarried man

WARRANTY DEED

For and in consideration of the sum of TWO HUNDRED SIXTY THOUSAND AND 00/100--- ($260,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, CAROLYN WAIT AND HILDA GRIGGS, BEING THE ONLY HEIRS AT LAW OF LEVA DIANNE NUTT, have bargained and sold, and by these presents, do transfer and convey unto the said MITCH FRAY, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Crescent Heights of record in Book 2331, Page 106, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

The property herein conveyed is subject to restrictive covenants of record in Book 2495, Page 513, said Register's Office, and to he matters set forth in the above referenced plan of record.

This being the same property conveyed to Leva Dianne Nutt from Duane P. Vogel and wife, Jean F. Vogel by deed dated November 19, 1993 of record in Book 9162 Page 846, Register's Office of Davidson County, Tennessee. The said Leva Dianne Nutt having died intestate a citizen and resident of Wayne County, Tennessee on November 11, 2020 leaving as her only heirs at law her sisters Carolyn Wait and Hilda Griggs, see the Estate of Leva Dianne Nutt of record in Probate Case No. 2021-PR-516 Clerk and Master's Office of Wayne County, Tennessee. Also see Affidavit of Heirship of record in Book ____, Page ____, and Book ____, Page ____, Register's Office of Davidson County, Tennessee. 202204140043756 202204140043757

THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION, TITLE OPINION, OR RECENT LAND SURVEY, AND THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE VALIDITY OF THE TITLE OR THE ACCURACY OF THE DESCRIPTION FOR THE PROPERTY HEREIN CONVEYED.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said MITCH FRAY, his heirs and assigns forever. And we do covenant with the said MITCH FRAY, 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 except as set out above.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to MITCH FRAY, his heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 30th **day of** March **, 2022.**

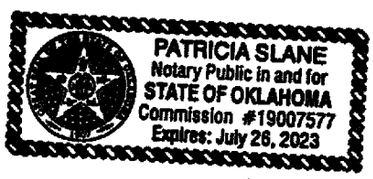
Carolyn Wait
CAROLYN WAIT

STATE OF Oklahoma
COUNTY OF Tulsa

On this 30th **day of** March **, 2022, before me personally appeared Carolyn Wait, to me known or proved to me on the basis of satisfactory evidence to be the person (s) described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. The date my commission expires:** July 26 23 **. Witness my hand and seal at the City of** TULSA **, in the State of** OKLAHOMA **.**

(SEAL)

Patricia Slane
NOTARY PUBLIC



HILDA GRIGGS

STATE OF TENNESSEE
COUNTY OF Wilson

On this 30th **day of** March **, 2022, before me personally appeared Hilda Griggs, to me known or proved to me on the basis of satisfactory evidence to be the person (s) described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. The date my commission expires:** 7/2/23 **. Witness my hand and seal at the City of** Lawrenceburg **, in the State of Tennessee.**

(SEAL)

STANDA LONG
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 260,000.00 **, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.**

AFFIANT

Subscribed and sworn to before me this 30th **day of** March **, 2022.**
My commission expires: 5/7/2024

(SEAL)

NOTARY PUBLIC

SEND TAX BILLS TO:
Mitch Fray
103 Stirton Rd.
Nashville, TN 37210

PERSON RESPONSIBLE FOR TAXES:
Mitch Fray

PROPERTY ADDRESS:
103 Stirton Rd
Nashville, TN 37210

MAP & PARCEL 11903006500

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-16178-DS

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 03/30/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 03/30/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 **day of** March, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM