Karen Johnson Davidson County
Batch# 850340 DEEDWARR
05/04/2022 12:53:56 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220504-0051685

THIS INSTRUMENT PREPARED BY:
CHARLES CROSS, ATTORNEY
3813 Whites Creek Pike
Nashville, Tennessee 37207-1801
PH: 615-299-1511

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL ONSIDERATION
FOR THIS TRANSFER: $50.00
TOKEN
INTESTATE SUCCESSION .
DEED

Ashleigh Monique Kelly
ASHLEIGH MONIQUE KELLY
Affiant–ADMINISTRATRIX
Raymond Glenn Ray, Jr. Estate
Probate court Davidson County
Case # 21P405
SUBSCRIBED TO AND
SWORN
BEFORE ME THIS 20 DAY OF
April 2022

NOTARY PUBLIC

My Commission expires 6 9 26 2025

SANDRA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
[SEAL]

_____/____/___

NEW OWNER:
Ashleigh Monique Kelly
3817 Whites Creek Pike
Nashville, Tennessee 37207
SEND TAX BILLS TO
SAME

MAP NO.:__59____
PARCEL;___180___

INTESTATE SUCCESSION WARRANTY DEED.

Raymond Glenn Ray, Jr., died December 28, 2020, in Davidson County, with no

will. He left only a sole heir, his daughter Ashleigh Monique Kelly. His estate was probated in Davidson County with his daughter as the Administratrix of his intestate estate, case # 21P405. Ashleigh Kelly, administratrix does by this Warranty Deed to Ashleigh Kelly, INDIVIDUALLY, all right, title and interest to 584 Ewing Drive.

.FOR AND IN CONSIDERATION OF $50.00 TOKEN VALUE, AND OTHER VALUABLE CONSIDERATION, FOR DEED FROM ASHLEIGH MONIQUE KELLY, ADMINISTRATRIX OF MY FATHER'S ESTATE, DAVIDSON COUNTY PROBATE CASE NUMBER 21P405, AND HIS SOLE HEIR, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, TO ASHLEIGH MONIQUE KELLY, INDIVIDUALLY. THE GRANTOR ASHLEIGH MONIQUE KELLY, ADMINISTRATRIX DOES CREATE A WARRANTY DEED TITLE IN THE GRANTEE, AND SOLE HEIR, DO TRANSFER TITLE FOR CONVENIENCE PURPOSES TO ASHLEIGH MONIQUE KELLY, INDIVIDUALLY. [LEGAL TITLE HAVING PASSED WITHOUT A DEED TO HER, AUTOMATICALLY BY INTESTATE SUCCESSION. TO HAVE AND TO HOLD THE SAID PROPERTY, WITH ALL APPURTENANCES , ESTATE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE GRANTEE THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FFE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNINCUMBERED UNLESS HEREIN SET OUT , AND THE GRANTOR DOES FURTHER COVENANT AND BIND MYSELF AND MY HEIRS, ASSIGNS AND REPRESENTATIVES, TO WARRRANT AND FOREVER DEFEND THE TITTLE TO THE LAND TO THE GRANTEE, HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, AND THE PLURAL SHALL INCLUDE THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

THIS PROPERTY IS 584 EWING DRIVE, NASHVILLE, TENNESSEE.

Lot No.1 on the plat of the Resubdivision of the portion of of the Prater Messick Land, of record in Plat Book 4955, page 13, Register's Office of Davidson County, Tennessee.

Said Lot No. 1 fronts 147.18 feet on the southerly margin of Ewing Drive abd extends back between lines 286.6 feet on easterly line and 277.8 feet on the westerly line, to a line on the rear on which it measures 133.95 feet.

Being part of the property conveyed to Prarter Messick by deed from Prater Messick, Jr. and Don Robert Messick, of record in Book 4938, page 650, Register's Office for Davidson County, Tennessee. Source of title Book 5470, Page 455

This deeed is subject to all recorded zoning, building and set back laws, if any, and any other lawfufl easements of record and rights of way for public utilities.

Dated the 20 day of April 22 and signed by Ashleigh Kelly, Administratrix of the Estate of Raymond G. Ray, Davidson County Probate number 21P405 per the attached Letters of Administration, and the recipt attached to this deed

Ashleigh Monique Kelly

Ashleigh Monique Kelly, ADMINISTRATRIX

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me Sandra Robinson Notary Public for Tennessee on 20 / April / 2022 one Ashleigh Kelly, Administratrix of the Raymond Glenn Ray, Jr., Estate in the Probate Court for Davidson County, Tennessee, case # 21P405, who after being identified did make oath that the statements of this deed are all true and correct to the best of her knowledge, information and belief.

Sandra Robinson

NOTARY

MY COMISSION EXPIRES: 09/08/2025 [SEAL

SANDRA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ashleigh Kelly 20April22

ASHLEIGH KELLY INDIVIDUALLY, DATE

Personally appeared before me Sandra Robinson Notary Public for Tennessee on 20 / April / 2022, one Ashleigh Kelly, INDIVIDUALLY, who after being identified did make oath that SHE is the sole heir of Raymond G. Ray estate..

Sandra Robinson

NOTARY

My Commission expires: 09/08/2025 [Seal]

