Karen Johnson Davidson County
Batch# 850340 DEEDWARR
05/04/2022 12:53:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220504-0051686

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 CONSIDERATION
FOR THIS TRANSFER: $50.00 TOKEN
INTESTATE SUCCESSION

Ashley 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

Sandra Robinson

NOTARY PUBLIC

SANDRA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires 09/08/2025

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

MAP & PARCEl_ NUMBER : 004900031100

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.

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 GRANTOR 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, HIS HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAJMS 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.

A property known as 650 West Green, Nashville, Tennessee, for and consideration of a $50.00 token and other good and valuable consideration, described more particularly as follows:

A tract of land in the 21st civil district of Davidson County, BEING a part of land surveyed by T.R. Sanford, Surveyor, dated October 7, 1960, and revised Octbor 12, 1960, for a loan survey and being part of the tract of land conveyed to Billy C. Donnell and wife Clara Donnell, as recorded by deed of correction in Book 3160, page 246, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a poInt in the center line in the improved portion of West Greens Lane, being the common corner,, being the common cornel of Donnell and J. C. Murphy property, thence North 17" West 140 feet to a Point, thence North 86" 40" feet West 80 feet to a point, thence South 17 o East 140 feet to a point in the center of the improved portion of West Greenes Lane, thence South 86" 40' East 80 feet to the point of the beginning.

Being the same property conveyed to the Raymond. Ray by deed from Robert Donnell on October 2, 2013 in instrument 20131010–0106624 and to Robert Donnell from Thelma Long in instrument number 20131010–0102366.

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

Ashleigh Monique Kelly

Ashleigh Monique Kelly, ADMINISTRATRIX OF THE RAYMOND GLENN RAY, JR. ESTATE

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 Glen Ray, Jr., Estate in the Probate Court for Davidson County, Tennessee, case # 21P-405, 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 BY SIGNATURE..

Sandra Robinson
NOTARY

My Commission expires: 09/08/25 [SEAL]

SANDRA ROBINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ashleigh Monique Kelly 20 April 22
ASHLEIGH MONIQUE KELLY, INDIVIDUALLY DATE

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me Sandra Robinson Notary Public for Tennessee on 20 / April /2022 one Ashleigh Kelly, INDIVIDUALLY of the Raymond Glen Ray, Jr., Estate in the Probate Court for Davidson County, Tennessee, case # 21P-405, 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 BY SIGNATURE..

Sandra Robinson
NOTARY

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

SANDRA ROBINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY