Karen Johnson Davidson County
Batch# 850340 DEEDWARR
05/04/2022 12:53:56 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220504-0051687

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

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 28 DAY OF
April 2022

Sandra Robinson
NOTARY PUBLIC

My Commission expires 09 / 08 / 2025

SANDRA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

MAP NO.: 49
PARCEL; 296

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, TITLE AND INTEREST THERETO BELONGING TO THE GRANTEE THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE 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 WARRANT 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 3813 WHITES CREEK PIKE.

Being the same property conveyed by Jeanne Kelly, an umarried woman to Raymond Glenn Ray, Jr., an unmarried man, by quitclaim deed dated November 22, 1995, in Deed Book 9892, page 148 of the Register's office of Davidson County Tennessee, hereinafter called the Grantee, his heirs, successors and assigns,

More particularly described as:

TRACT 1: BEING LOT NO.. 1 on the plan of W.R. and R.G. Ray Subdivision, as of record in Plat Boook 5060, page 193, Register's Offic for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northerly margin of Whites Creek Pike, said point being the Southwest corner of the herein described tract; thence leaving said margin N 39 degrees 20' 20 E 757.20 feet to a point; thence south 49 degrees 28' 20" E 155.0 to a point; thence S 36 degrees, 47' 20" W 256.27 feet to a point; thence, W 40 degrees 25"' 06" west 510.33 feet to a point in the Northerly margin of Whites Creek pike; thence with the Northerly margin of said road N 46 degrees 00'.00" W 157.3 feet to the point of beginning.

TRACT II :BEING shown as Track No. 1 on a survey by John L. Connor, dated March 17, 1981, and described as follows:

BEGINNING at a point in the Northerly margin of Whites Creek Pike, said point being the Southwest corner of Lot No. 1 on the plan of W.R. and R.G. Ray Subdivision, as of record in Plat Book 5060, page 198, Register's office for Davidson County, Tennessee; thence, with the margin of said road N 47 degrees 42' 43" W 50.0 to a point, thence leaving said margin N 40 degrees 17' 40" E 273.25 feet to a point, thence N 39 degrees, 58' 10" E 480.8 feet to a point; thence 38 degrees 08' 50" E 495.56 feet to a point; thence N 37 degrees 6' 25" `E 371.13 feet to a point; thence N 36 degrees 53' 05" E 335.11 feet to a point. Thence N 40 degrees 40' 07" E 1123 feet to a point thence N 82 degrees 41' 22' E 240 feet to a point; thence, S 33 degrees 52'; 09" W 2458.41 feet to a point; thence N 49 degrees 27' W 229.66 feet to a point, thence 49 degrees 28' "20" W 155 feet to a point; thence S 39 degrees 30' 20" W 757.20 feet to the point of beginning.

This deed is subject to any and all zoning, building, set back law and regulations, if any, easements and rights of way of record for public utilities.

THIS BEING THE SAME PROPRTY CONVEYED TO JEANNE KELLY, A SINGLE WOMAN, AND RAYMOND G. RAY, A SINGLE MAN, by deed from Great Northern Savings of record in Deed Bok 8551 , Page 803, Register's office of Davidson County, Tennessee and the deed to RAYMOND GLENN. RAY by Jeanne Kelly by quitclaim deed book 9892 Page 149 on November 22, 1995.

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, attached.

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 Commission expires: 09/08/2025

[SEAL]

Ashleigh Monique Kelly 20 April 2025
ASHLEIGH MONIQUE KELLY, INDIVIDUALLY DATE

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me Sandra Robinson Notary Public for Tennessee on 20 /April /2025 one Ashleigh Kelly, INDIVIDUALLY. 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 Commission expires: 09/08/2025

