(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 17th day of May, 2022.

Notary Public

My commission expires: 2-22-2026

Karen Johnson Davidson County
Batch# 863013 DEEDWARR
05/26/2022 10:39:56 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20220526-0061240

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carson Kennedy Ray	**New Owner**	**148-01-0-039.00**
218 Lucky Drive		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

J. Mark Poag a married man, and James C. Poag, a married man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carson Kennedy Ray, an unmarried man

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. 215 on the Plan of Hillbrook, Section 2 of record in Book 3300, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 215 fronts 87 feet on the north side of Lucky Drive and runs 177 feet on the westerly line and 183.4 feet on the easterly line to a dead line in the rear on which it measures 43 feet.

Being the same property conveyed to Joseph A. Poag and wife, Peggy W. Poag by Warranty Deed from Joseph Mark Poag and wife, Virginia Marie Poag, dated March 3, 1981, of record in Book 5731, Page 369, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Peggy W. Poag, her successors and assigns, by Quitclaim Deed from Joseph A. Poag and Peggy W. Poag, as Tenants by the Entirety, dated February 5, 2002, of record in Instrument No. 20020321-0034911, Register's Office for Davidson County, Tennessee. Joseph A. Poag, J. Mark Poag and James C. Poag, as Co-Personal Representatives of the Estate of Peggy W. Poag, conveyed said property to Joseph A. Poag, J. Mark Poag and James C. Poag, as Co-Trustees of the Peggy W. Poag Family Trust by Executor's Deed of record in Instrument No. 20110614-0045379, dated June 2, 2011, Register's Office for Davidson County, Tennessee. Said property being further conveyed to a Fifty Percent (50%) undivided interest to J. Mark Poag and a Fifty Percent (50%) undivided interest to James C. Poag, as Tenants in Common, by Quitclaim Deed from J. Mark Poag and James C. Poag, Co-Trustees of the Peggy W. Poag Family Trust created under the Will of Peggy W. Poag, dated December 29, 2015, of record in Instrument No. 20151230-0131271, Register's Office for Davidson County, Tennessee.

This is inherited property and not the marital residence of either Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
10. Restrictive covenants contained in an instrument of record in Book 3277, Page 482, amended in Book 3286, Page 375, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 218 Lucky Drive, Nashville, TN 37211

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

Witness my/our hand(s) this 17th day of May, 2022

X _____
J. Mark Poag

_____
James C. Poag

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of May, 2022, before me personally appeared J. Mark Poag, to me known to be the person (or persons) described in and who executed the foregoing instrument (or whose identity was proved to me upon satisfactory evidence), and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of May, 2022.

_____
Notary Signature

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 11-5-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of May, 2022, before me personally appeared James C. Poag, to me known to be the person (or persons) described in and who executed the foregoing instrument (or whose identity was proved to me upon satisfactory evidence), and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of May, 2022.

_____
Notary Signature

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 11-5-2024

File #: **22-271**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027