Karen Johnson Davidson County
Batch# 865621 DEEDWARR
06/01/2022 11:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20220601-0063215

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this ~~26th day of~~ May, 2022.

Notary Public

My commission expires: 02-01-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company Title & Escrow, LLC
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ray Family Revocable Trust	New owner	019-13-0-044.00 and 019-13-0-043.00
PO Box 1704		
Goodlettsville, TN 37070		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Edward C. Galbreath, Jr. aka Edward Carter Galbreath, Jr., unmarried

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

Chad M. ray and Rebecca S. Ray, Co-Trustees of Ray Family Revocable Trust

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Parcel One: Map/Parcel: 019-13-0-044.00:

Land in Davidson County, Tennessee, being the 10th District near Goodlettsville, Tennessee, and described as follows:

BEGINNING at a point in the East margin of Church Street at the Southwest corner of the property conveyed to B. W. McCasland by deed of record in Book 539, Page 68, Register's Office for said County; thence with the margin of said Street, South 21 1/2 degrees East 91 1/2 feet to Shirver's North line; thence with his North line North 76 degrees East 332 feet to the Southwest corner of the property conveyed to W. J. Fulcher and wife, by deed of record in Book 1349, Page 546, said Register's Office; thence with Fulcher's West line Northerly 91 1/2 feet to said McCasland's line; thence with his line South 76 degrees West 332 feet to the point of beginning. Being the same property conveyed to W. J. Sircy and wife, Lovie Sircy by deed of record in Book 2140, Page 305, Register's Office for Davidson County, Tennessee; the said W. J. Sircy having predeceased his wife, Lovie Sircy, and she having since died, the property then vested in her children and sole heirs-at-law, namely, Peggy Sircy Darrow, Novie Sircy Skimmyhorn, Ray Sircy, and Susie Sircy Bagsby. Ray Sircy died in 1979 leaving as his sole heirs-at-law, his wife, Doris, now deceased, and two sons, Bobby Clay Sircy and Ronald Sircy. Ronald Sircy executed a Quitclaim Deed of record in Book 6435, Page 181, Register's Office for Davidson County, Tennessee, conveying his interest to Susie Sircy Bagsby, Peggy Sircy Darrow, and Novie Sircy Skimmyhorn. Susie Sircy Bagsby died in 1994 leaving as her sole heirs-at-law her husband, Clarence Bagsby, and three Children, Gene Bagsby, Mike Bagsby, and Tim Bagsby.

Being the same property conveyed to Edward C. Galbreath, Jr. by Quitclaim Deed from Tim Bagsby of record in Book 10448, page 509, Register's Office for Davidson County, Tennessee, dated April 24, 1997 and recorded on May 09, 1997.

Being the same property conveyed to Edward C. Galbreath, Jr. by Quitclaim Deed from Michael W. Bagsby of record in Book 10448, page 511, Register's Office for Davidson County, Tennessee, dated April 24, 1997 and recorded on May 09, 1997.

Being the same property conveyed to Edward C. Galbreath, Jr. by Quitclaim Deed from Clarence Bagsby of record in Book 10448, page 513, Register's Office for Davidson County, Tennessee, dated April 24, 1997 and recorded on May 09, 1997.

Being the same property conveyed to Edward C. Galbreath, Jr. by Quitclaim Deed from Novie Sircy Skimmyhorn of record in Book 10448, page 516, Register's Office for Davidson County, Tennessee, dated April 23, 1997 and recorded on May 09, 1997.

Being the same property conveyed to Edward C. Galbreath, Jr. by Quitclaim Deed from Clarence E. Bagsby, Jr. of record in Book 10448, page 519, Register's Office for Davidson County, Tennessee, dated April 23, 1997 and recorded on May 09, 1997.

Being the same property conveyed to Edward C. Galbreath, Jr. by Quitclaim Deed from Peggy Sircy Darrow of record in Book 10448, page 521, Register's Office for Davidson County, Tennessee, dated April 23, 1997 and recorded on May 09, 1997.

Being the same property conveyed to Edward C. Galbreath, Jr. by Quitclaim Deed from Gene Bagsby of record in Instrument No. 202206010063214 Register's Office for Davidson County, Tennessee, dated May ____, 2022 and recorded on May ____, 2022.

Parcel Two: Map/Parcel: 019-13-0-043.00:

TRACT ONE:

Beginning at a point in Mrs. J.O. Bass' line on Church Street, running South 21 1/2 degrees East 200 feet to a corner 91 1/2 feet North of Shivers (now Jackson & Peay's) line to a right-of-way of L & N Railroad; thence Northwesterly with L & N Railroad right-of-way 200 feet to a stone; thence South 76 degrees West to the beginning, containing 2 acre, more or less.

The South line of this property runs directly through the center of a bored well, therefore only one-half of the well and water is conveyed, leaving the other half to the adjoining property.

TRACT TWO:

Bounded on the North by Williams; on the East by the L & N Railroad; on the south by J. H. Hardcastle; on the West by J. O Bass property (now J. M. Phipps) and being the same property conveyed to J. H. Hardcastle by B. W. McCasland and wife, Ella McCasland, recorded in Book 612, Page 272, Register's Office for Davidson County, Tennessee; both of the above tracts are in the Village of Goodlettsville in the 10th Civil District of Davidson County.

Being the same property conveyed to Edward C. Galbreath, Jr. by Warranty Deed from William Henry Butler, Baxter L. Butler, Liddie M. Burton and Reba H. Harris, all the heirs-at-law of J. S. Butler, deceased of record in Book 6948, page 291, Register's Office for Davidson County, Tennessee, dated August 08, 1986 and recorded on August 13, 1986.

This is unimproved property known as **413 and 415 Church St, Goodlettsville, TN 37072.**

Keturah Susanne Lockridge and Paula Lucille Galbreath Watkins aka Watson being granted the authority to sign on behalf of the said Edward Carter Galbreath, Jr. by that Durable Power of Attorney of record in Instrument No. 20200114-0004740, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of May, 2022.

EDWARD CARTER GALBREATH, JR
By Keturah Susanne Lockridge AS HIS
ATTORNEY-IN-FACT

Edward Carter Galbreath, Jr.
By Keturah Susanne Lockridge as his
Attorney-in-fact

Edward Carter Galbreath, Jr.
by Paula Lucille Galbreath
Watkins aka Watson as
attorney in fact

Edward Carter Galbreath, Jr.
By Paula Lucille Galbreath Watkins
aka Watson as his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Keturah Susanne Galbreath Lockridge and Paula Lucille Galbreath Watkins aka Watson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Edward Carter Galbreath, Jr. and who acknowledged that they as the Attorney in Fact executed the same as the free act and deed of Edward Carter Galbreath, Jr.

Witness my hand and ~~official~~ seal this 26th day of May, 2022.

Notary Public
My Commission Expires: 6-27-25

Brad Krivensky
State of Tennessee Notary Public
Williamson County

Lenders Title Company File No. 22-001088-525

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 05-26-2022 (date of document).

Affiant Signature

05-26-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2025

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County