THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541208**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this 9th day of June, 2022. Notary Public My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 869965 DEEDWARR
06/13/2022 11:37:45 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20220613-0066930

WARRANTY DEED

Address New Owner: Mark Tracy, Jr. 907 Petway Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 04 0 383.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anna Ray Ashton, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Tracy, Jr, a married man** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the West 17 1/2 feet of Lot No. 6 and the East 32 1/2 feet of Lot No. 7 on the Map of James Burns' Subdivision of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 50 feet on the Northerly side of Petway Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Anna Ray Ashton, an unmarried person, by Warranty Deed from Glenn Young, a married man, of record in Instrument No. 20081125-0115434, in the Register's Office of Davidson County, Tennessee, dated November 21, 2008 and recorded on November 25, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of James Burns' Subdivision, as recorded in Plat Book 421, Page(s) 40.

This is improved property located at 907 Petway Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of June, 2022.

Anna Ray Ashton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna Ray Ashton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 2022.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024