20221183R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $680,000.00 Affiant Subscribed and sworn to before me, this the 24th day of June, 2022. Notary Public My commission expires: 1/14/26

Karen Johnson Davidson County
Batch# 880683 DEEDWARR
06/29/2022 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20220629-0075296

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Rafey Ray Omar	New Owner	**110-00-0-078.00**
4855 Alvin Sperry Road		
Mt. Juliet, TN 37122		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James William Reed, III

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rafey Ray Omar

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real property situated in the Fourth Civil District of Davidson County, State of Tennessee, to-wit:

Beginning at an iron pin on the Northerly margin of Alvin Sperry Road being the Southeast corner of a 0.15 acre parcel conveyed to James H. Bright and wife, of record in Book 3907, page 367, Register's Office for Davidson County, thence with the East line of said parcel North 40 degrees 52 minutes 27 seconds West, 94.25 feet to an iron pin in the East line of said James H. Bright and wife, Lois Moss Bright property of record in Book 1338, page 626, R.O.D.C., Tn.; thence with said East line North 03 degrees 40 minutes 18 seconds East, 537.65 feet to an iron pin in the South boundary line of Bailey Slavin, Jr., property of record in Book 5852, page 388, R.O.D.C., Tn.; thence with said line, being an old wire fence South 83 degrees 31 minutes 48 seconds East, passing said Slavin's Southeast corner and James M. Odum's Southwest corner at 14.01 feet and continuing with James W. Odum's South line for a distance of 306.88 feet to an iron pin; thence South 06 degrees 32 minutes East, 562.60 feet to the Northerly margin of Alvin Sperry Road; thence with the same South 75 degrees 12 minutes West, 111.59 feet and South 77 degrees 08 minutes West 254.09 feet to the beginning, containing 5.00 acres, more or less.

Being a portion of the same property conveyed to Carol Reed by Final Decree of Divorce from James William Reed, Jr. of record in Book 11445, page 316 Register's Office for Davidson County , Tennessee, dated April 12, 1999 and recorded on April 23, 1999.

The said Carol C. Reed died on or about September 21, 2021 leaving no will. She was divorced. She is survived by one child. The undersigned, James William Reed, III, the only surviving child of the said Carol C. Reed became vested in title to the subject property. See Affidavit of Heirship of record in Instrument No. *** and in Instrument No. 202206290075295 in the Register's Office for Davidson County, Tennessee.

*** 202206290075294

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17707-DS

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 4855 Alvin Sperry Road, Mt. Juliet, TN 37122.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 24th day of June, 2022:

James William Reed, III

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, James William Reed, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 24th day of June, 2022.

My Commission Expires: 1/14/26

Notary Public

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/24/2022**(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/24/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 **day of** June **,** 2022**.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM