Karen Johnson Davidson County
Batch# 901241 DEEDWARR
08/09/2022 03:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20220809-0090685

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $460,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of August, 2022.

Notary Public

My Commission Expires: 1/19/2025
(AFFIX SEAL)

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Mina Sabry	NEW OWNER	173-04-0A-374.00 CO
5542 Oak Chase Dr		
Antioch, TN 37013		

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

Estate of James A. Gray

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

Mina Sabry, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 342, on the plan of Final Plat Section Four Oak Highlands Subdivision, a Planned Unit Development of record in Instrument Number 20040128-0010661, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James A. Gray, unmarried, by Warranty Deed from Tammi T. Gauldin, unmarried, dated 7/10/2017 and recorded 7/11/2017 in Instrument No. 20170711-0069546, in the Register's Office of Davidson County, Tennessee.

The said James A. Gray having since died testate on January 21, 2021, with his Estate being probated under Case No. 21P349, in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, he devised his estate equally to his children, ***James Alexander Gray and Myles Jordan Gray*** and he named ***Donna M. Gray Executor*** of his Last Will and Testament.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 5542 Oak Chase Dr, Antioch, TN 37013.

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, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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.

Witness my/our hand(s) this 8th day of August, 2022.

Estate of James A. Gray

BY: Donna Gray, Executrix
Donna Gray, Executrix

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Gray with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged such person(s) to be the Executrix of the Estate of James A. Gray, the within named bargainor, and that such person(s), as such Executrix(s), executed the within instrument for the purposes therein contained, by signing the name of the Estate of James A. Gray by such person(s) as executrix(s).

Witness my hand and official seal at Murfreesboro, Tennessee, this 8th of August 2022.

Notary Public

1/19/2025

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

James Alexander Gray

Myles Jordan Gray

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Estate of James A. Gray and James Alexander Gray and Myles Jordan Gray with whom I am personally acquainted with (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 and official seal at Murfreesboro, Tennessee, this 8th of August, 2022.

Notary Public

My Commission Expires: 1/19/2025

(SEAL)



True Copy Certification

I, Jennifer Harris, 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 8-8-2022 (date of document).

Affiant Signature

8-8-2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th day of August 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

