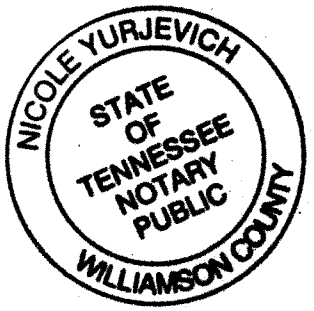
Karen Johnson Davidson County
Batch# 903274 DEEDWARR
08/15/2022 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220815-0092400

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/29/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 First Avenue S, Suite 200
Franklin, TN 37064

File No.: 2022-0333

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Graciano Alers and Mary S. Alers	Primary Residential Mortgage	16108006300
(NAME)	(NAME)	
371 Brewer Drive	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-Five Thousand And No/100 Dollars ($355,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RUSTEE LYN RAY, TRUSTEE OF THE RUSTEE LYN RAY LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRACIANO ALERS AND MARY STHER ALERS, HUSBAND AND WIFE**, 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. 83 on the Plan of Southwood, of record in Plat Book 2663, Pages 125-126, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot. Being more particularly described as follows:

Beginning at a point in the Southwesterly margin of Byrne Drive at the corner of Lots 82 and 83; thence with line between said lots Southwesterly 149.94 feet to a corner of Lot 84; thence with the line between Lots 83 and 84, Northwesterly 164.72 feet to the Southeasterly margin of Brewer Drive; thence with the margin of the same, Northeasterly 85 feet to the beginning of a curve; thence around said curve, Easterly 36.68 feet to the margin of Byrne Drive; thence with the margin of the same, Southeasterly 120.33 feet to the point of beginning.

Being the same property conveyed to Rustee Lyn Ray, Trustee of The Rustee Lyn Ray Living Trust uad December 19, 2000, by Warranty Deed from Betty Roland a/k/a Betty S. Roland, Trustee of u/a/d October 14, 1997 of the Roland Joint Revocable Living Trust Agreement a/k/a the James Roland or Betty Roland Joint Revocable Living Trust Agreement u/a/d October 14, 1997, of record in Instrument No. 20120404-0028455, in the Register's Office of Davidson County, Tennessee, dated April 02, 2012 and recorded on April 04, 2012.

unimproved ☐
This is improved ☒ property, known as 371 Brewer Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 successors 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 our hands this 5th day of August, 2022.

Rustee Lyn Ray, Trustee of the Rustee Lyn Ray Living Trust

BY: Rustee Lyn Ray 8/10/2022
Rustee Lyn Ray, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of August, 2022, before me personally appeared appeared Rustee Lyn Ray, Trustee of the Rustee Lyn Ray Living Trust uad December 19, 2000, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 6.27.26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202208150092400

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 10, 2022.

J. Carlton Drumwright

August 10, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 10, 2022.

Notary

My Commission Expires: 12/18/22

