# WARRANTY DEED

Karen Johnson Davidson County
Batch# 918756 DEEDWARR
09/19/2022 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20220919-0104233

J-RI-18-835-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 12/18/22 (AFFIX SEAL)

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Edwin E. Rowell and Gloria K. Rowell, Co-Trustees of the Rowell Joint Revocable Trust** | **New Owner** | |
| (NAME) 210 Diane Dr. | (NAME) | 03401001600 |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **RayRex Investments LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Edwin E. Rowell and Gloria K. Rowell, Co-Trustees of the Rowell Joint Revocable Trust, dated November 30, 2021,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 16 on the Plan of Echo Meadows, of record in Plat Book 2331, Page 64, Register's Office for said County.

Said Lot No. 16 fronts 86 feet on the westerly side of Wren Road and runs back 232.2 feet on the north line and 233.5 feet on the south line, to the east right of way line of the L & N Railroad, on which it measures 86 feet.

Being the same property conveyed to RayRex Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from ORLE Properties, LLC, a Tennessee Limited Liability Company, executed on 10/2/2018 and filed for record on 10/4/2018 as Instrument Number 20181004-0098830, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 64, Register's Office for Davidson County, Tennessee.
- Subject to Charter Right of Way of the L & N Railroad.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **835 Wren Road, Goodlettsville, Tennessee 37072**.

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 selzed 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 hand(s) this the 2nd DAY OF ~~OCTOBER~~ September, ~~2018~~. 2022.

RayRex Investments, LLC

BY: _____
Raymond P. Crump
Member

BY: _____
Rex Scot Robinson
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND P. CRUMP, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of RAYREX INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2 of September, 2022.

_____
Notary Public
My Commission Expires: 8/19/25
(SEAL)

WILLIE THOMAS COPPINGER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REX SCOT ROBINSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of RAYREX INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2 of September, 2022.

_____
Notary Public
My Commission Expires: 8/19/25
(SEAL)

WILLIE THOMAS COPPINGER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9/19/2022.

Matt Foster
Signature

Date: 9/19/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of September, 2022.

Danielle Dunn
Notary's Signature

My Commission Expires: May 5, 2025
Notary Seal

