Karen Johnson Davidson County
Batch# 926894 DEEDWARR
10/07/2022 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20221007-0110571

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $314,000.00.

Affiant

File Number: 22080773

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 14th day of September, 2022.

Notary Public
My Commission Expires: Sept. 21, 2024

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Community Option, Inc.	Same as owner	176-05-0-087.00
5149 Hickory Grove Dr.	16 Farber Rd	
Antioch, TN 37013	Princeton, NJ 08540	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Timothy W. Raybon and wife, Kimberlee G. Raybon, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Community Option, Inc., with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Final Plat of Hickory Woods, Section B of record in Plat Book 6900, Page 512, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Timothy W. Raybon and wife, Kimberlee G. Taybon by Warranty deed from Barry David Cummins and wife, Carlene Ruth Cummins of record in Book 10917, page 74, Register's Office for Davidson County, Tennessee, dated April 30, 1998 and recorded on May 05, 1998.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5149 Hickory Grove 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 14th day of September, 2022.

Timothy W. Raybon

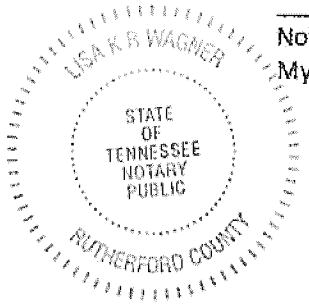
Kimberlee G. Raybon

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Timothy W. Raybon and wife, Kimberlee G. Raybon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 14th day of September, 2022.

Notary Public at Large
My Commission Expires: Sept. 21, 2024



Tennessee Certification of Electronic Document

I, Brandi Frantz, 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 9/14/22 (date of document).

Brandi Frantz
Affiant Signature

10/5/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 5th day of October, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County

202210070110571