Karen Johnson Davidson County
Batch# 979611 DEEDWARR
03/13/2023 08:15:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230313-0017661

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Suite 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 172 14 0A 081.00

WARRANTY DEED

Property Address & New Owner:
LORIENE P. FRAY, Trustee of the
FRAY MARITAL TRUST
1616 Braebury Circle
Nashville, TN 37211

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*

Mail Tax Statement to:
Loriene P. Fray
1616 Braebury Circle
Nashville, TN 37211

The **GRANTOR, LORIENE P. FRAY, Trustee of the FRAY REVOCABLE LIVING TRUST, dated December 15, 2009**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

LORIENE P. FRAY, Trustee of the
FRAY MARITAL TRUST, dated September 28, 2022

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee being Lot No. 28 on the Plan of Wexford Downs, Section Two of record in Book 9700, Page 593-594 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to ROBERT R. FRAY or LORIENE P. FRAY, Trustees of the FRAY REVOCABLE LIVING TRUST, dated December 15, 2009, by Warranty Deed of record at Instrument No. 20201104-0128865. ROBERT R. FRAY passed away on September 28, 2022. LORIENE P. FRAY is the currently acting Trustee.
>
> This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Wexford Downs, of record in Book 10292, Page 51 and made applicable in Book 10792, Page 822, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that it warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument. The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 23 day of February 2023, by the undersigned.

FRAY REVOCABLE LIVING TRUST,
Dated December 15, 2009

LORIENE P. FRAY, Trustee

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **LORIENE P. FRAY, as Trustee of the FRAY REVOCABLE LIVING TRUST, dated December 15, 2009**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 23 day of February 2023.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 18, 2027

CASEY LAFRAMBOISE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(C)(vii).

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Laurie P Day

AFFIANT

Subscribed and sworn to before me this 23 day of February 2023.

Casey Laframboise

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 18, 2027

CASEY LAFRAMBOISE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY