Karen Johnson Davidson County
Batch# 995724 DEEDWARR
04/24/2023 03 10 32 PM 2 pgs
Fees $13 00 Taxes $1,813 00
20230424-0030120

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

LESLIE C.E. BELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 06/11/2023 CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Apphia K Franklin	New Owner	181 01 0B 270 00
(NAME)	(NAME)	
7704 Sunbar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Ross A. Gray and Heather Shafer Gray, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Apphia K. Franklin, an unmarried woman**, hereinafter called the Grantee, her 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(s) 98, as shown on the map entitled Section One of Phase Three, 2nd Addition to Sugar Valley, at RS-10 Subdivision-Cluster Lot Option, of record in Instrument No 20071214-0143931, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Ross A Gray and Heather Shafer Gray, husband and wife by Warranty Deed from Niloufar V Vakil, an unmarried woman, dated May 25, 2018 and recorded on May 29, 2018 in Instrument No 20180529-0050881, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-BE-23-7104

This is improved property, known as 7704 Sunbai Lane , Nashville, TN 37211

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, her heirs and assigns forever, and we do covenant with the said Grantee 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 heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 20th day of April, 2023.

Ross A. Gray
Ross A Gray

Heather Shafer Gray
Heather Shafer Gray

STATE OF South Carolina

COUNTY OF Horry

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ross A Gray and Heather Shafer Gray, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 20th day of April, 2023.

Rosa Mae Jackson
Notary Public Rosa Mae Jackson, Notary Public

My Commission Expires January 12, 2031

(SEAL)

ROSA MAE JACKSON
Notary Public - State of South Carolina
My Commission Expires
January 12, 2031