WARRANTY DEED

Karen Johnson Davidson County
Batch# 997884 DEEDWARR
05/01/2023 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230501-0031860

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne R. Axe and Richard J. Axe	**Legacy Home Loans, LLC dba Steadfast Mortgage**	
(NAME) 4400 Belmont Park Terrace #148	(NAME) **2 Cadillac Drive**	131 03 0B 148.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JULIE A. GRAY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANN REEVES AXE AND*** 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: ***RICHARD JOSEPH AXE, WIFE AND HUSBAND**

Land in Davidson County, Tennessee, being Building Site No. 148 on the Plan of Section Two, Arden Place, of record in Book 4675, Page 119, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie A. Gray, unmarried, by Warranty Deed from Sarah E. Seepe, unmarried and Grace Lee Murphy, unmarried, of record in Instrument No. 20140827-0078312, in the Register's Office of Davidson County, Tennessee, dated August 21, 2014 and recorded on August 27, 2014.

Property was not the marital residence for the Grantor.

Kevin D. Montgomery, herein signed as Attorney in fact for Julie A. Gray. Said Power of Attorney is of record in Instrument No. 202305010031859 in the Registers office for Davidson County, Tennessee.

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

unimproved
This is improved x property, known as 4400 Belmont Park Terrace #148, Nashville, TN 37215
(House Number) (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 heirs 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 my hand this 26 day of April, 2023

JULIE A. GRAY BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Julie A. Gray and acknowledged that he executed the same as the free act and deed of Julie A. Gray.

Witness my hand and official seal this 26 day of April, 2023.

Commission expires:

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Notary Public

True Copy Certification

I, **Kaz Arbogast,** 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 this the 28th day of April, 2023.

Affiant Signature
Date 04/28/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON