THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444270**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $324,950.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2023 Notary Public My Commission Expires: 6/17/2026

TAYLOR R. ZUK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1003667 DEEDWARR
05/16/2023 09 03 43 AM 2 pgs
Fees $13 00 Taxes $1,202 32

20230516-0036414

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James F. Wormann and Monty West 225 Shawn Drive Nashville TN 37211	U.S. Bank 9380 Excelsior Blvd. 3rd Floor Hopkins, MN 55343	Tax Parcel ID No. 133 11 0 200.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sydney Joanne Wray, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James F. Wormann and Monty West, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot No 173 on the Plan of Section Three, Valley View Meadows, of record in Plat Book 3700, Page 93, 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 Sydney Guilliams, a single woman, by Warranty Deed from Cara L. Robeson n/k/a Cara Hardiman, of record in Instrument No. 20181030-0107143, in the Register's Office of Davidson County, Tennessee, dated October 12, 2018 and recorded on October 30, 2018. Sydney Guilliams, having since married and is now known as Sydney Joanne Wray

David Marshall Wray joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Valley View Meadows, as recorded in Plat Book 3700, Page 93.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4065, Page 227, as amended in Book 4082, Page 106

This is improved property located at 225 Shawn Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF. Grantor has executed this instrument on this 12th day of May, 2023

Sydney Joanne Wray

David Marshall Wray

STATE OF WASHINGTON)
COUNTY OF CLARK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sydney Joanne Wray and David Marshall Wray, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2023

Notary Public
My Commission Expires: 10-23-2024

NOTARY PUBLIC
STATE OF WASHINGTON
JUSTIN KUENNE
MY COMMISSION EXPIRES
OCTOBER 23, 2024
COMMISSION # 20119046