WARRANTY DEED

Karen Johnson Davidson County
Batch# 1034489 DEEDWARR
08/04/2023 08:29:30 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20230804-0060288

File No. EM-23-4935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2023

Notary Public

MY COMMISSION EXPIRES: 10.20.24
(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittany Sullivan	New American Funding LLC	
(NAME)	(NAME)	149-02-0F-022.00-CO
142 Shiaway Court	14511 Myford Rd. suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Tustin, CA 92780	
(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/we, **Caryn Rae Rayburn and Mark T. Rayburn, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany Sullivan, a single person**, HEREINAFTER CALLED THE GRANTEE, THEIR 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 Unit No. 22 on the Plan of Raven's Retreat, a Horizontal Property Regime with Private Elements (formerly Vale Ridge Townhomes) as described in Exhibit "B" and the Declaration of Covenants, Conditions and Restrictions for Raven's Retreat of record as Instrument No. 20120606-0049559 (shown incorrectly on prior Deed as 20120606-0049599) Amended in 20141024-00989102, 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 Cary Rae Lambright, an unmarried woman, and Mark T. Rayburn, an unmarried man by Warranty deed from John Green, a married man and James Ray Hewerdine, a married man of record in Instrument No. 20170530-0053401 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on May 30, 2017.

Being the same property conveyed to Caryn Rae Rayburn and Mark T. Rayburn, wife and husband, joint tenants with right of survivorship by Quitclaim deed from Caryn Rae Lambright, nka Caryn Rae Rayburn and Mark T. Rayburn, wife and husband of record in Instrument No. 20200306-0025522 Register's Office for Davidson County, Tennessee, dated February 24, 2020 and recorded on March 06, 2020.

This is property more commonly known as 142 Shiaway Court, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 31st day of July, 2023.

Caryn Rae Rayburn

Mark T. Rayburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2023, before me personally appeared Caryn Rae Rayburn and Mark T. Rayburn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2023.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 July 31, 2023

Signature 7/31/23 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of July, 2023

Notary's Signature

My Commission Expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024