Karen Johnson Davidson County
Batch# 1055627 DEEDWARR
09/29/2023 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20230929-0076683

AThis instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21579-DJ

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value, whichever is greater, for this transfer is $296,000.00.

Dana Fratin
Affiant

Subscribed and sworn to before me, this the 29th day of September, 2023.

Elizabeth Levsen
Notary Public
My Commission Expires: _____

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevin Goolsby 103 Stirton Rd Nashville TN 37210	Rocket Mortgage 635 Woodward Ave. Detroit, MI 48226	119-03-0-065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mitchell Giles Fray, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kevin Goolsby, a single man** hereinafter called the Grantee(s), his 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 all of Lot No. 39, on the Plan of Crescent Heights, according to survey and plat of same appearing of record in Book 2331, page 106, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mitchell Giles Fray, unmarried man by Warranty Deed from Carolyn Wait and Hilda Griggs, being the only heirs at law of Leva Dianne Nutt, dated March 30, 2022, recorded April 14, 2022, of record in Instrument No. 20220414-0043758; as corrected in Instrument No. 20220506-0052566, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **103 Stirton Road, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 29th day of September, 2023.

GRANTOR:

Mitchell Giles Fray

A notary public or other officer completing this certificate verifies only the indemnity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California)
) ss.
County of SAN MATEO)

On SEPT. 28, 2023 before me, WADE KONG, NOTARY PUBLIC personally appeared MITCHELL GILES FRAY who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

WADE KONG
Notary Public - California
San Francisco County
Commission # 2340356
My Comm. Expires Jan 13, 2025

Notary Public

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 September 29, 2023.

Affiant Signature

Date: September 29, 2023

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this September 29, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

