Karen Johnson Davidson County
Batch# 1056051 DEEDWARR
10/02/2023 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20231002-0076995

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$325,000.00**

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

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**Notary Public** **Affiant**
My Commission Expires: 4/26/25

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel No(s). |
|---|---|---|
| **Steven K. Ray**<br>**7948 Old Springfield Pike**<br>**Goodlettsville, TN 37072** | Same as New Owner | **012-00-0-030.00** |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Pheobe A. Kitts, an unmarried woman,** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Steven K. Ray,** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being in the 10th Civil District of said County and State, described according to a survey made by Ralph W. C. Lambert, Surveyors, July 8, 1962, as follows: Beginning on the Northeasterly margin of the Old Springfield Turnpike at the Northwest corner of the property conveyed to James O. Fuqua and wife, by deed from E.E. Alley and wife, of record in Book 2993, Page 225, Register's Office for said County; thence with said Fuqua's northern boundary line North 55 degrees East 235 feet to corner post in the Westerly margin of the new Baker Hill right-of-way line of the Henderson Division of the Louisville and Nashville Railroad; thence with said right-of-way and with a fence North 27 degrees west 650 feet to an iron pin; thence South 48 degrees West 489 feet to the northeasterly margin of Old Springfield Turnpike; thence with the same South 48 degrees 45 minutes East 605 feet to the beginning, containing 5 acres, more or less.**

**Being the same property conveyed to PHEOBE A. KITTS, AN UNMARRIED WOMAN, by deed from RICHARD L. TROTTER, A MARRIED MAN, AND SOLE HEIRS-AT-LAW OF WELBON R. TROTTER, of record at Instrument No. 20220216-0018022, dated February 8, 2022, said Register's Office.**

**This is improved property known as: 7948 Old Springfield Pike, Goodlettsville, TN 37072**

**This conveyance is subject to all restrictions, easements and planning documents of record.**

**TO HAVE AND TO HOLD** said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this September 29, 2023 day of September, 2023.

x Pheobe A. Kitts

**Pheobe A. Kitts**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **Russell Freeman,** a Notary Public in and for said County and State, **Pheobe A. Kitts,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 29th day of September, 2023.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

## CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **9/29/2023** [DATE].

**AFFIANT SIGNATURE**

**9/29/2023**
**DATE**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Sworn to and subscribed before me on this the **29th** day of **September**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

