This instrument was prepared by:
Perrone & Young
Patricia R. Young
400 Sugartree Lane, #220
Franklin TN 37064-3703
615 / 373.6910

Karen Johnson Davidson County
Batch# 1062555 DEEDWARRSP
10/18/2023 03:04:30 PM 5 pgs
Fees: $28.00 Taxes: $4,662.00
20231018-0081822

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
Sheri Calonge **Terry Calonge** P. O. Box 37 Goodlettsville TN 37070	Same	**019-13-0-044.00 (413)** **019-13-0-043.00 (415)**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $1,260,000.00.

MILDRED A. SELMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

AFFIANT

Sworn to and subscribed before me this 16th day of October 2023.

NOTARY PUBLIC

My commission expires: 07.10.2027

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Chad M. Ray and Rebecca S. Ray, Co-Trustees for the Ray Family Revocable Living Trust UAD January 29, 2020**, a Tennessee trust, (the "Grantor"), have this day bargained and sold and do hereby transfer and convey unto the said **Sheri Calonge** and **Terry Calonge**, husband and wife (the "Grantee"), their heirs, successors, and assigns, that certain real estate in Goodlettsville, Davidson County, Tennessee as described on **Exhibit A** which is incorporated herein.

THIS IS UNIMPROVED PROPERTY KNOWN AS:

413 AND 415 CHURCH STREET, GOODLETTSVILLE
DAVIDSON COUNTY, TENNESSEE 37072.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

WITNESS our hands this 16th day of October 2023.

GRANTOR: **CHAD M. RAY AND REBECCA S. RAY, CO-TRUSTEES OF THE RAY FAMILY REVOCABLE LIVING TRUST UAD JANUARY 29, 2020**

By: _____
Chad M. Ray, Co-Trustee

By: _____
Rebecca S. Ray, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Chad M. Ray** and **Rebecca S. Ray**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence presented to me), and who after being duly sworn, made oath that they are the **Co-Trustees** of the **Ray Family Revocable Living Trust UAD January 29, 2020**, a Tennessee trust, and that they, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing their names as Co-Trustees of the Trust.

WITNESS my hand and official seal in Franklin, Tennessee this 16th day of October 2023.

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
PATRICIA R. YOUNG, NOTARY PUBLIC

My Commission Expires: 04.11.2026

EXHIBIT A

[Legal Description]

413 and 415 Church Street, Goodlettsville, Davidson County, Tennessee, 37072

PARCEL ONE: 413 CHURCH STREET: MAP/PARCEL: 019-13-0-044.00:

LAND in Davidson County, Tennessee, being the 10th District near Goodlettsville, Tennessee, and described as follows:

BEGINNING at a point in the East margin of Church Street at the Southwest corner of the property conveyed to B. W. McCasland by deed of record in Book 539, Page 68, Register's Office for said County; thence with the margin of said Street, South 21 1/2 degrees East 91 1/2 feet to Shirver's North line; thence with his North line North 76 degrees East 332 feet to the Southwest corner of the property conveyed to W. J. Fulcher and wife, by deed of record in Book 1349, Page 546, said Register's Office; thence with Fulcher's West line Northerly 91 112 feet to said McCasland's line; thence with his line South 76 degrees West 332 feet to the point of beginning.

PARCEL TWO – 415 CHURCH STREET – MAP / PARCEL NO. 019-13-0-043.00

TRACT ONE:
Beginning at a point in Mrs. J.O. Bass' line on Church Street, running South 21 1/2 degrees East 200 feet to a corner 91 1/2 feet North of Shivers (now Jackson & Peay's) line to a right-of-way of L & N Railroad; thence Northwesterly with L & N Railroad right-of-way 200 feet to a stone; thence South 76 degrees West to the beginning, containing 2 acre, more or less.

The South line of this property runs directly through the center of a bored well, therefore only one-half of the well and water is conveyed, leaving the other half to the adjoining property.

TRACT TWO:
Bounded on the North by Williams; on the East by the L & N Railroad; on the south by J. H. Hardcastle; on the West by J. **0** Bass property (now J. M. Phipps) and being the same property conveyed to J. H. Hardcastle by B. W. McCasland and wife, Ella McCasland, recorded in Book 612, Page 272, Register's Office for Davidson County, Tennessee; both of the above tracts are in the Village of Goodlettsville in the 10th Civil District of Davidson County.

Being the same property conveyed to Chad M. Ray and Rebecca S. Ray, Co-Trustees of the Ray Family Revocable Trust by Warranty Deed dated May 26, 2022, from Edward C. Galbreath, Jr. a/k/a Edward Carter Galbreath, Jr., unmarried, recorded on June 1, 2022, as Instrument No. 20220601-0063215, Register's Office for Davidson County, Tennessee.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2023, a lien not yet due and payable, which are expressly assumed by the Grantee.

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the foregoing electronic document – **Special Warranty Deed**, dated **October 16, 2023** – tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **October 16, 2023**.

This 16th day of October 2023.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 16th day of October 2023.

MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON