Karen Johnson Davidson County
Batch# 1064106 DEEDWARR
10/24/2023 08:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,454.10
20231024-0083061

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37864-09-2023**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner: The actual consideration or value, whichever is greater, for this transfer is: $393,000.00. Affiant Subscribed and sworn to before me this 23rd day of October, 2023. Notary Public My Commission Expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address New Owner: Glen Terry Gray, Jessica Ray Semedo, and Tina Marie Hudgens 8304 Old Springfield Pike Goodlettsville, TN 37072	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 007 00 0 030.00

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, **Carole A. Davis**, a single woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glen Terry Gray, a single person, and Jessica Ray Semedo, a single person, and Tina Marie Hudgens, a single person, as tenants in common with rights of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8304 Old Springfield Pike, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 20th day of October, 2023.

GRANTOR:

Carole A. Davis

Carole A. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carole A. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2023.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being Lot No. 16 in the Subdivision of W. H. Tinnon's 11.99 acre tract, not of record, described together according to a survey made by J. R. Scott, Surveyor, October 11, 1948, as follows:

Said Lot No. 16 fronts 75 feet on the Easterly margin of Old Springfield Road, Goodlettsville, Tennessee and extends back between parallel lines 260 feet on the Southerly line and 252 feet on the Northerly line to a dead line in the rear which measures 75 feet thereon.

Being the same property conveyed to Bobby Joe Davis and wife, Carole A. Davis, by Warranty Deed from Robert D. Webb and wife, Pamela D. Webb, of record in Instrument No. 20040421-0045526, in the Register's Office of Davidson County, Tennessee, dated April 15, 2004 and recorded on April 21, 2004. The said Bobby Joe Davis died on March 29, 2019, leaving Carole A. Davis as surviving tenant by the entirety.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2024 and future years, a lien, not yet due and payable, which are assumed by Grantees.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/20/23 (date of document).

Jennifer Russell
Affiant Signature

10/23/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

