Karen Johnson Davidson County
Batch# 1064870 DEEDWARR
10/26/2023 10:16:58 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20231026-0083793

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Mark Antony Wray
PO Box 108
Old Hickory, TN 37138

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:

064-08-0-027-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **The Estate of James Howard Evans,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mark Antony Wray,** a single man, 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 Lot No. 183 on the Plan of Sherwood Forest, Section 4 of record in Plat Book 4460, Page(s) 182 & 183, 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 James H. Evans and wife, Carolyn C. Evans by Warranty Deed from First American National Bank of Nashville of record in Book 5005, page 421, Register's Office for Davidson County, Tennessee, dated March 03, 1976 and recorded on March 15, 1976.

The said Carolyn C. Evans died on October 09, 2013, thereby vesting title in her husband, James H. Evans as the surviving tenant by the entirety.

The said James H. Evans died on August 14, 2022, leaving his Last Will and Testament filed for Probate in Docket No. 22P1830, Seventh Circuit Court of Davidson County, Tennessee (Probate Division). In accordance with the terms of the Will Rita Sweeney and Yancey Belcher (aka John Yancey Belcher) are named as Personal Representative of the Estate of James H. Evans deceased. The said Rita Sweeney declined to serve, thereby Yancey Belcher (aka John Yancey Belcher) is named as Personal Representative of the Estate of James H. Evans deceased.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **4865 Rainer Drive Old Hickory, TN 37138-4005.**

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 our hands this 25th day of October, 2023.

The Estate of James Howard Evans

, executor

Yancy Belcher, Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Yancy Belcher, as executor of the estate of James Howard Evans the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of October, 2023.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/10/2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of October, 2023.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/10/2024