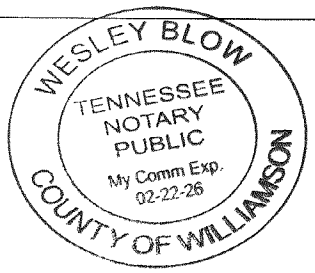
Karen Johnson Davidson County
Batch# 1083470 DEEDWARR
12/19/2023 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20231219-0097552

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of December, 2023.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cody Cline and Sarah Cline	New Owner	073-05-0-194.00
2607 Sandy Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM AUSTIN GRAY AND DELANEY M. GRAY, FORMERLY KNOWN AS, DELANEY M. GILL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CODY CLINE, AND SARAH MARGARET HUSI CLINE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 14, Plan of Gibson Heights, as shown on plat of record in Book 1835, Page 133, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Beginning on the westerly margin of Sandy Drive at the northeast corner of Lot No. 13 on said Plan; thence with the westerly margin of said Drive northwardly 80 feet to the beginning of a curve; thence around said curve in a northwesterly direction 31.42 feet to the southerly margin of Andrew's Place; thence with the southerly margin of said Andrew's Place westwardly 130 feet; thence south 33 degrees west 100 feet to the northwest corner of Lot No. 13; thence with the line between Lots Nos. 13 and 14 eastwardly 150 feet to the beginning.

Being the same property conveyed to William Austin Gray and Delaney M. Gill, both unmarried joint tenants with rights of survivorship by Special Warranty Deed from JP Morgan Chase Bank, N.A., as trustee, by EMC Mortgage Corporation, as Attorney in Fact of record in Instrument No. 20080925-0097501 Register's Office for Davidson County, Tennessee, dated September 23, 2008 and recorded on September 25, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2607 Sandy Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of December, 2023.

William Austin Gray

Delaney M. Gray

Delaney M. Gray f/k/a Delaney M. Gill

STATE OF Pennsylvania
COUNTY OF Philadelphia

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Austin Gray and Delaney M. Gray, formerly known as, Delaney M. Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of December, 2023.

Notary Public

My Commission Expires: 11/02/2024

Commonwealth of Pennsylvania - Notary Seal
PHELICIA K. MILLS, Notary Public
Montgomery County
My Commission Expires November 2, 2024
Commission Number 1283743

Certificate of Authenticity

I, Russell T. McCann, 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 December 18, 2023.

Date

Affiant Signature

12-18-2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of December, 2023.

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)