THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1124841 DEEDWARR
04/19/2024 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,360.60
20240419-0028085

ADDRESS NEW OWNER
William B. Ray and
Shelby M. Ray
7101 River Park Ct.
Nashville, TN 37221

SEND TAX BILLS TO
same as new owner

MAP/PARCEL
155030B010.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SEAN J. KLIMEK, UNMARRIED** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **WILLIAM BRADLEY RAY AND SHELBY MCPHERSON RAY, HUSBAND AND WIFE** ("Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled the Plan of River Park Estates, of record in Plat Book 6250, pages 658 and 659, as amended in Book 6785, page 427 and Book 6830, page 806, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SEAN J. KLIMEK AND DEBRA L. BOYD, by deed from RUBY L. CORTNER AND JANE S. CORTNER, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20170306-0021956, dated February 28, 2017, said Register's Office. The said Debra L. Boyd having since died on or about July 15, 2023 leaving Sean J. Klimek the surviving spouse by the entirety.

THIS IS IMPROVED PROPERTY KNOWN AS: 7101 River Park Ct., Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2024 real property taxes and any easements, covenants and restrictions of record.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 18th day of April, 2024.

Sean J. Klimek by: Tim D Smith
Attorney in Fact
SEAN J. KLIMEK
BY: TIM SCOTT, HIS ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TIM SMITH**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **SEAN J. KLIMEK**, as his duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said **SEAN J. KLIMEK**.

Witness my hand and seal at Nashville, TN, this 18th day of April, 2024.

Tricia Ball
Notary Public

My Commission Expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$638,000.00.**

Sworn to and subscribed before me this 18th day April, 2024.

Tricia Ball
Notary Public

My Commission Expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 4/18/24 (date of document).

Affiant Signature

4/19/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

