Karen Johnson Davidson County
Batch# 1146207 DEEDWARR
06/12/2024 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20240612-0043969

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-21087-24

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of June, 2024 NOTARY PUBLIC My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Ihm 2220 Riverway Drive Old Hickory, TN 37138	Same address as new owner	053-06-0B-020-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY FIVE THOUSAND AND 00/100 Dollars ($ 345,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Requelle R. Raley, unmarried**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Taylor Ihm, an unmarried person,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of Phase 2, Waterford, of record in Book 7900, pages 412 and 413, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Requelle R. Raley from William P. Raley and wife, Edna Wynne H. Raley, by Quitclaim Deed dated May 22, 2003 and recorded June 26, 2003 in Instrument #20030626-0087763, said Register's Office.

Being the same property conveyed to Requelle R. Raley, and William P. Raley and wife, Edna-Wynne H. Raley from Mark Wayne Schutt and wife, Robin Lynn Schutt, by Warranty Deed dated September 4, 1998 and recorded September 8, 1998 in Book 11103, page 115, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 2220 Riverway Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10 day of June, 2024

GRANTOR(S)

Requelle R. Raley by Chad King, her Attorney-in-fact

Requelle R. Raley by Chad King, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Wilson

On this 10 day of June, 2024, before me personally appeared Chad King, 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 Requelle R. Raley, and who acknowledged that he executed the same as the free act and deed of Requelle R. Raley.

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 June 10, 2024.

Affiant Signature

6/10/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 10 day of June, 20 24.

Notary Public

Notary's Seal:

