This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23129-DJ

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2024.

Notary Public
My Commission Expires: 10/16/2024

Karen Johnson Davidson County
Batch# 1178101 DEEDWARR
09/05/2024 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20240905-0068281

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Renee M. Teaford & Ben Teaford 20322 Ralston St. Orlando, FL 32833	New Owner	110-00-0-078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Rafey Ray Omar**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Renee M. Teaford and Ben Teaford, wife and husband**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The following described real property situated in the Fourth Civil District of Davidson County, State of Tennessee, to-wit:

Beginning at an iron pin on the Northerly margin of Alvin Sperry Road being the Southeast corner of a 0.15 acre parcel conveyed to James H. Bright and wife, of record in Book 3907, page 367, Register's Office for Davidson County, thence with the East line of said parcel North 40 degrees 52 minutes 27 seconds West, 94.25 feet to an iron pin in the East line of said James H. Bright and wife, Lois Moss Bright property of record in Book 1338, page 626, R.O.D.C., Tn.; thence with said East line North 03 degrees 40 minutes 18 seconds East, 537.65 feet to an iron pin in the South boundary line of Bailey Slavin, Jr., property of record in Book 5852, page 388, R.O.D.C., Tn.; thence with said line, being an old wire fence South 83 degrees 31 minutes 48 seconds East, passing said Slavin's Southeast corner and James M. Odum's Southwest corner at 14.01 feet and continuing with James W. Odum's South line for a distance of 306.88 feet to an iron pin; thence South 06 degrees 32 minutes East, 562.60 feet to the Northerly margin of Alvin Sperry Road; thence with the same South 75 degrees 12 minutes West, 111.59 feet and South 77 degrees 08 minutes West 254.09 feet to the beginning, containing 5.00 acres, more or less.

Being all of the property conveyed to Rafey Ray Omar, by deed from James William Reed, III, of record in Instrument No. 20220629-0075296, Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on June 29, 2022.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

This is ☒ improved or ☐ unimproved property located at: **4855 Alvin Sperry Road, Mt. Juliet, TN 37122**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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, Grantor has executed this instrument on this 30 day of August, 2024.

GRANTOR:

Rafey Ray Omar

STATE OF MARYLAND
COUNTY OF Prince George's

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rafey Ray Omar, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of August, 2024.

Felecia B. Bass
Notary Public Felecia B. Bass
My Commission expires: 03/30/2025

FELECIA B BASS
Comm. Exp. March 30, 2025
NOTARY PUBLIC
MONTGOMERY COUNTY, MD

Certificate of Authenticity

I, Joshua A. Terry, 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 8/30/24.

Affiant Signature – Joshua A. Terry

9/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/4/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27