RECORDING INFO	STATE OF Tennessee) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 1198585 DEEDWARR 10/30/2024 10:11:30 AM 3 pgs Fees: $18.00 Taxes: $2,035.00 20241030-0083399	The actual consideration for this transfer or value of property transferred (whichever is greater) is $550,000.00. TRC Owner Affiant Sworn to and subscribed before me this 25 day of October, 20 24. Patti Robitaille Notary Public My Commission Expires: PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
TRC Strategic Realty, LLC ~~1324 Brick Church Pike~~ → 931 W Old Hickory Blvd ~~Nashville, TN 37207~~ → Madison TN 37115	New Owner(s)	071 10 0 024.00

THIS GENERAL WARRANTY DEED is made and effective as of the 24th day of October, 2024 (the "***Effective Date***"), by and between:

CHARLES RAY RAYMER, AN UNMARRIED MAN ("***Grantor***"); and

TRC STRATEGIC REALTY, LLC, A TENNESSEE LIMITED LIABLITY COMPANY ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of FIRST REVISION OF LOTS 1, 2, 13 & 14 OF THE RESUBDIVISION OF LOT 7 Z. C. UTLEY TRACT, as of record in Instrument No. 20031218-0180444, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Charles Ray Raymer, by Quitclaim Deed from Donald P. Girton and wife, Bonnie S. Girton, of record in Instrument No. 20000608-0057380, in the Register's Office of Davidson County, Tennessee, dated May 17, 2000 and recorded on June 08, 2000.

This is improved property commonly known as 1324 Brick Church Pike, Nashville, TN 37207.

This conveyance is being made subject to (i) taxes for the year 2024, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION OF LOTS 1, 2, 13 & 14 OF THE RESUBDIVISION OF LOT 7 Z. C. UTLEY TRACT, as recorded in Instrument No. 20031218-0180444.

   Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT NO. 7 OF THE Z. C. UTLEY TRACT, as recorded in Plat Book 57, Page(s) 139.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Charles Ray Raymer

Charles Ray Raymer

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, CHARLES RAY RAYMER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of October, 2024.

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027

Patti Robitaille

Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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 October 25, 2024 (date of document).

Patti Robitaille

Affiant Signature

Date: 10/28/2024

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 28 day of October, 2024.

Gillian B Kummer

Notary Public

My Commission Expires: September 23, 2026

GILLIAN BUCHANAN KUMMER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY