**NEW OWNER:**
Kenneth S. Ray and
Olivia G. Hooper
812 Beazer Lane
Antioch, TN 37013

**SEND TAX BILLS TO:**
**Simmons Bank**
**P.O. Box 9067**
**Pine Bluff, AR, 71611**

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 24-296

**MAP & PARCEL**
**163-11-0C-056.00-CO**

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1212939 DEEDWARR
12/05/2024 03:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,143.30
20241205-0094654

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED NINE THOUSAND AND 00/100 DOLLARS ($309,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Tammy S. Joscelyn, Trustee of Carol Joscelyn Irrevocable Trust dated December 3, 2018** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **Kenneth S. Ray, an unmarried man, and Olivia G. Hooper, an unmarried woman as joint tenants with right of survivorship** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Revised Bell Forge Village, Phase III, Section Five, as of record in Plat Book 6900, Page 632, as corrected by Surveyors Certificate of Correction, of record in Book 7524, Page 552 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Allen D. Neely and Carol D. Joscelyn, as joint tenants with right of survivorship by Warranty Deed from Martha L. Langdon Markowicz of record in Book 9459, page 333, Register's Office for Davidson County, Tennessee, dated August 26, 1994 and recorded on September 08, 1994.**

**Being the same property conveyed to Carol D. Joscelyn by Quitclaim Deed from Allen D. Neely of record in Instrument No. 20001103-0109192 Register's Office for Davidson County, Tennessee, dated October 30, 1997 and recorded on November 03, 2000.**

**Being the same property conveyed to Tammy S. Joscelyn, Trustee of the Carol Joscelyn Irrevocable Trust dated December 03, 2018 by Quitclaim Deed from Carol D. Joscelyn of record in Instrument**

No. 20190124-0007118 Register's Office for Davidson County, Tennessee, dated January 17, 2019 and recorded on January 24, 2019.

This is IMPROVED property known as 812 Beazer Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenant with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor have executed or caused this instrument to be executed by its duly authorized representative, this 5th day of December, 2024.

Carol Joscelyn Irrevocable Trust dated December 3, 2018

By: Tammy S. Joscelyn, Trustee

Tammy S. Joscelyn, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Tammy S. Joscelyn, Trustee, with full power to bargain, sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of December, 2012.

Jacqueline G Brown
NOTARY PUBLIC

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

**********

The actual consideration or value, whichever is greater, for this transfer is $ 309,000.00.

AFFIANT

Sworn to and subscribed to before me this 5 day of December, 2024.

NOTARY PUBLIC

My commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 5, 2024.

Affiant Signature

12/05/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this December 5, 2024.

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY