WARRANTY DEED

Karen Johnson Davidson County
Batch# 1234831 DEEDWARR
02/06/2025 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20250206-0009174

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th day of February, 2025 .

Notary Public

My Commission Expires: 8/24/27

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Tamela Hogan Gray, Trustee of The Gray Living Trust	**NEW OWNER**	162-12-A-079.00 CO
3413 Vestry Avenue		
Murfreesboro, TN 37129		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, James Seay, heir at law of Terry Seay, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tamela Hogan Gray, Trustee of The Gray Living Trust, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, Being Lot No. 79 on the Plan of Brittany Park, Phase II, of record in Plat Book 9700, Page 796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Terry Seay, unmarried by Warranty Deed from Denise Myers and husband, Clifford Myers, dated 6/30/2005 and filed for record in Instrument No. 20050718-0082961, Register's Office for Davidson County, Tennessee. Terry Seay died intestate 9/17/2024, leaving her subject property to her heir at law James Seav. Affidavits of Heirship of record in Instrument No. 202502060009171 and Instrument No. 202502060009172, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 202502060009173 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

Subject to all matters on Plan of record in Plat Book 9700, page 796, Register's Office for said County.

Subject to Conveyance of open space to Brittany Park Homeowner's Association, Inc., of record in Book 10021, page 60, Book 10789, page 173, and Book 11398, page 193, Register's Office for said County.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 10016, page 870, as

amended and supplemented in Book 10722, page 988, Book 11398, page 4, and Instrument No. 20021025-0130771, Register's Office for said County.

Subject to Charter of Brittany Park Homeowner's Association, Inc., of record in Book 10016, page 900, Register's Office for said County.

Subject to By-Laws of record in Book 10016, page 891, Register's Office for said County.

Subject to all matters on Boundary Plat of record in Plat Book 7900, page 998, Register's Office for said County.

Subject to Easement granted to the Metropolitan Government of Nashville and Davidson County of record in Book 4202, page 787, Register's Office for said County.

Subject to Easement of record in Book 7968, page 191, Register's Office for said County.

Subject to Nonexclusive Easement Agreement of record in Book 8113, page 849, as amended in Book 8129, page 92, Register's Office for said County.

Subject to Storm Water Detention Agreement of record in Book 8174, page 198, Book 9507, page 844, and Book 9938, page 753, Register's Office for said County.

This is unimproved X improved property, known as 1172 Brittany Park Lane, Nashville, TN 37013

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of February, 2025.

Estate of Terry Seay

By: James Seay by Gary W. Temple Attorney in fact
James Seay, by Gary W. Temple, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary W. Temple as Attorney-in-Fact for James Seay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 4th day of February, 2025.

Cassie Pulley
Notary Public
My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kathy Lee, 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 2/4/25.

Date

Affiant Signature

2/4/25

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 4th day of February, 2025.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON