Karen Johnson Davidson County
Batch# 1258085 DEEDWARR
04/11/2025 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250411-0027445

Prepared by and
After Recording Return to:
Blake Garner, Attorney, Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2025.

Notary Public
My Commission Expires:

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Matthew Dullard and Carlieann Dullard 1615 Merritt St Old Hickory, TN 37138	Matthew Dullard and Carlieann Dullard 1615 Merritt St. Old Hickory, TN 37138	Tax Map(s): 053- Parcel(s): 02-0-089.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
KEVIN L. RAY AND WIFE, DEBORAH J. RAY,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
MATTHEW DULLARD AND CARLIEANN DULLARD, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of **Section One – Part Two, Addition to Fairway View**, as of record in Book 4675, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Kevin L. Ray and wife, Deborah J. Ray by Warranty Deed from Lola Belle Denson, unmarried, dated 11/15/1991 and recorded 11/25/1991 in Book 8493, Page 54, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1615 Merritt St, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of April, 2025.

Kevin L. Ray

Deborah J. Ray

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ DAVIDSON IS

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Kevin L. Ray and wife, Deborah J. Ray, the bargainors, 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 purpose therein contained.

Witness my hand and official seal, this the 8th of April, 2025.

Notary Public

My Commission Expires: 10/17/2026

(SEAL)

ILISA SHARON STILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires October 17, 2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **April 8, 2025** (date of document).

Affiant Signature

April 10, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **10** day of **April**, 2**025**.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202504110027445