(1)

Karen Johnson Davidson County
Batch# 1304236 DEEDWARR
07/31/2025 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250731-0060856

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2025.

Georgette R Kennedy
Notary Public
MY COMMISSION EXPIRES: 11-08-28
File No. G25-23646

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ian Wray and Rachel Wray (NAME)	Mortgage Investors Group (NAME)	62-2-A-227
2909 River Bend Dr. (STREET ADDRESS)	8320 East Walker Springs Lane Suite 200 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Julie Marie Hansen, Trustee of The Julie Marie Hansen Living Trust, established by the Revocable Trust Agreement of Julie Marie Hansen dated December 6, 2016**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ian Wray and Rachael Wray, husband and wife** , 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:

Being Lot No. 219 on the plan of River Trace Estates, Phase I, Sections 4 and 5, of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julie M. Hansen, unmarried, by deed from Fox Ridge Homes, Inc., A/K/A/ NVR Fox Ridge, Inc. at Book 11613, page 907, filed on 08-10-99, said Register's Office.

Being the same property conveyed to Julie Marie Hansen, Trustee of the Julie Marie Hansen Living Trust, established by the Revocable Trust Agreement of Julie Marie Hansen dated December 6, 2016 by Deed dated December 21, 2016 from Julie Marie Hansen, recorded December 28, 2016, in Instrument Number 20161228-0136488, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2909 Riverbend Drive, Nashville, TN 37214.

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.

Witness my/our hand(s) this 30th day of July, 2025.

The Julie Marie Hansen Living Trust, established by the Revocable Trust Agreement of Julie Marie Hansen dated December 6, 2016

By: _____
Julie Marie Hansen, Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Julie Marie Hansen, Trustee of The Julie Marie Hansen Living Trust, established by the Revocable Trust Agreement of Julie Marie Hansen dated December 6, 2016, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 30th day of July, 2025.

_____
Notary Public

My Commission Expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 July 31, 2025.

Affiant
Date: 7/31/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 31st day of July, 2025

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY