Karen Johnson Davidson County
Batch# 1433364 DEEDWARR
06/15/2026 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20260615-0053938

**Prepared By & Return To:**
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-1986

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of June, 2026

Notary Public

Commission Expires: 10/20/2029

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Matthew Ray and Alaina Ray<br>4813 Big Horn Drive<br>Old Hickory, TN 37138 | Same as New Owner | 065-13-0-036.00 |

# 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,

**Amanda Marshall, unmarried woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Matthew W. Ray and Alaina Ray, 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:

Land in Davidson County, Tennessee and being known and designated as all of Lot No. 27 on the Plan of Section One, Sherwood Forest, as shown on the plat of the same of record in Plat Book 4175, Page 153, in the Register's Office for Davidson County, Tennessee, and being further described as follows:

Said Lot No. 27 fronts 80 feet on the Easterly side of Big Horn Drive and extends back 187.79 feet on the Northerly line and 190.94 feet on the Southerly line to a dead line and measures 68.10 feet thereon.

Being the same property conveyed to Amanda Marshall, unmarried woman by General

Warranty Deed from Michael A. Gammons and Camella J. Gammons, Trustees of the Gammons Family protection trust dated October 09, 2018 of record in Instrument No. 20210913-0122428 Register's Office for Davidson County, Tennessee, dated August 25, 2021 and recorded on September 13, 2021.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is improved property known as: 4813 Big Horn Drive, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 3rd day of June, 2026.

A Marshall
Amanda Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2026, before me personally appeared Amanda Marshall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2026.

Cory Schuyler
Notary Signature
My commission expires: 2-2-2030

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/02/2030
WILLIAMSON COUNTY

## Tennessee Certification of Electronic Document

I, Emily Stahura, 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 6/3/26 (date of document).

Affiant Signature

6/12/26
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 12 day of June, 2026.

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 10/20/2029