This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 322238 DEEDWARR
11/27/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $414.40
20191127-0122996

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 112,000.00

Affiant Signature

Subscribed and sworn to before me on this the 20th day of November, 2019

Notary Public

My Commission expires 2 / 27 / 2021

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Shelay Alexander-Wright
661 Pemberton Drive
Lebanon, TN 37087
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 05204007000

WARRANTY DEED

19NT01211

Effective the 20th day of November, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RITA K. THURSTON

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

SHELAY ALEXANDER-WRIGHT

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 73, Section 2, Arrowhead Estates, as shown by plat of record in Plat Book 5050, Page 83, said Register's Office, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Louis Thurston, Sr. and wife, Rita K. Thurston, by Quit Claim Deed from Louis Thurston, Sr., dated 10/04/2010 and recorded 10/20/2010 as Document No. 20101020-0083801, Register's Office for Davidson County, TN. Louis Thurston Sr died 04/07/2019, leaving Rita K. Thurston, surviving tenant by entirety.

This is an improved property commonly known as 216 Warrior Rd, Madison, TN 37115.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 19th day of November, 2019

Self-deceased

Louis Thurston, Sr.

Rita K. Thurston

Rita K. Thurston

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Louis Thurston, Sr. and Rita K. Thurston, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 19th day of November, 2019.

Notary Public

My commission expires: 10-10-2021

MATTIE H WILLIAMS
Notary Public - State of Florida
Commission # GG 140978
My Comm. Expires Oct 10, 2021
Bonded through National Notary Assn.

Certificate of Authenticity

I, Sean Hubbleston do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me Joseph White, a notary public for this county and state, Sean Hubbleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/15/2021

Notary's Seal (If on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires