Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 328671 DEEDWARR
12/12/2019 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $910.20
20191212-0128186

WARRANTY DEED

Effective as of **December 12, 2019,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **John Wright and wife, Priscilla Wright** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **JEFF 1, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of HAMPTON PARK (formerly CHITWOOD DOWNS, A Planned Unit Development), of record in Plat Book 6900, Pages 550 thru 552, Certificate of Correction record in Book 7462, Page 445, Surveyor's Certificate of Correction record in Book 8110, Page 401 and amendment to plat record in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

This real property being all or part of the property conveyed to Grantor by Quit Claim Deed of record in Instrument No. **20030523-0070573** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded at Plat Book 6900, Page 550-552, amended at Book 7462, Page 445, Book 8110, Page 401, Book 8181, Page 112, Book 6900, Page 405; declaration of covenants, conditions and restrictions recorded at Book 7351, Page 852, Book 7451, Page 739, Book 8336, Page 393, Book 7431, Page 204, Book 8517, Page 762, Book 8833, Page 216, Book 8207, Page 276, Book 8951, Page 797; easements of record in Book 2247, Page 75, Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235, Book 8657, Page 179, Book 8739, Page 991, Book 11030, Page 740, Book 11030, Page 743, Book 11030, Page 785; all of record in the Register's Office of **Davidson County**, Tennessee; and and **2020 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Davidson County, State of Tennessee on this 6 day of December, 2019.

GRANTORS:

John Wright

Priscilla Wright

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **John Wright and Priscilla Wright,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 6 **day of December,** 2019.

Notary Public

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
05/09/2023

New Owner Name and Address to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 712 Jaywood Dr., Old Hickory, TN 37138 Mail tax bills to: JEFF 1, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: **183-05-0A-359.00**	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$246,000.00** AFFIANT Subscribed and sworn to before me this 6th day of December, 2019. NOTARY PUBLIC Commission expires: July 3, 2021

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021

I, Stevie Friesth, do hereby make oath that I am a licensed attorney and/or the 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Stevie Friesth, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)