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

After Recording, Return To:
Tennessee Title Services
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

WARRANTY DEED

Effective as of **February 18, 2020,** 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, **STS ASSETS 1, LLC,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Matthew D. McWright, an unmarried man, and Jennifer A. Rody, an unmarried woman,** 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 Shelby County, State of Tennessee, and described as follows:

Lot 57 on the Plan of Poplar Creek Estates, Phase 1, as shown on plat of record in Plat Book 6250, Page 647, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This real property being all or part of the property conveyed to Grantor by Special Warranty Deed of record at **Instrument No. 20190507-0042846** 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 in Plat Book 6250, Page 647; in the Register's Office of **Davidson County**, Tennessee; 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.

Karen Johnson Davidson County
Batch# 376377 DEEDWARR
03/24/2020 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20200324-0031747

WITNESS the Grantor's hand in Travis County, State of Texas on this 18th day of March, 2020.

GRANTOR:

STS ASSETS 1, LLC
By: Main Street Renewal
Its: Authorized Signor

By: Alyson Cimino
Its: Closing Supervisor

STATE OF Texas
COUNTY OF Travis

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Alyson Cimino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized signor to execute the instrument for STS ASSETS 1, LLC, the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained, by personally signing her name as Authorized Signor.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on March 18, 2020.

BRANDON WILSON
Notary ID #132301061
My Commission Expires
January 6, 2024

Notary Public

My Commission Expires: 1/6/24

New Owner Name and Address to: Matthew McWright and Jennifer Ann Rody 7121 Poplar Creek Trc. Nashville, TN 37221 Property Address: 7121 Poplar Creek Trace Nashville, TN 37221 Mail tax bills to: Matthew McWright and Jennifer Ann Rody property address Parcel I.D. Number: 155080A057.00	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 $324,900.00. AFFIANT Subscribed and sworn to before me this 19th day of March, 2020. NOTARY PUBLIC Commission expires: REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

True Copy Certification

I, **Jennifer Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022