Karen Johnson Davidson County
Batch# 452005 DEEDWARR
08/06/2020 11:49:11 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20200806-0087526

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200628260

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2020.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Kearney Wright and Sharon Carpenter Wright 8107 Stacy Square Court Nashville TN 37221	New Owner	Tax Parcel ID No. 128 14 0 215.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy Hazen, married, and Wanda Hazen, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Kearney Wright and Sharon Carpenter Wright, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9A on the Plan of Zone Lot Division Stacy Square Townhomes Stacy Square Section 7 of record in Book 5200, Page 438, and amended in Book 5200, Page 467, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Jeremy Hazen, Unmarried and Wanda B. Hazen, Unmarried, by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20130213-0014481, in the Register's Office of Davidson County, Tennessee, dated February 11, 2013 and recorded on February 13, 2013.

Kalah Hazen joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Stacy Square Townhomes Stacy Square Section 7, as recorded in Plat Book 5200, Page(s) 438, amended in Book 5200, Page 467.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5973, Page 335 and Notice recorded in Book 6307, Page 866.

This is improved property located at 8107 Stacy Square Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2020.

Jeremy Hazen

Wanda B Hazen by Jeremy Hazen her attorney in fact
Wanda B. Hazen
BY: Jeremy Hazen, by Attorney In Fact

Kalah Hazen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy Hazen and Kalah Hazen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2020.

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy Hazen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Wanda B. Hazen and that she is authorized by Wanda B. Hazen to execute this instrument on his behalf.

Witness my hand, at office, this 31st day of July, 2020.

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____