WARRANTY DEED

Karen Johnson Davidson County
Batch# 459308 **DEEDWARR**
08/18/2020 01:45:32 PM 2 pgs
Fees: $13.00 Taxes: $518.00

20200818-0092818

A-BMR-20-2429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2020.

Briana Gage
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Property Buyz, LLC	**New Owner**	
(NAME)	(NAME)	
3434 Meadowhill Drive		**092-06-0-643.00**
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LORENZO WRIGHT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROPERTY BUYZ, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of G. V. Ashcraft's Subdivision of Lot No. 11 of the Boyd McNairy Tract of record in Plat Book 57, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eddy C. Brown, an unmarried person by Warranty deed from Phillip Wright, Jr., an unmarried person of record in Instrument No. 20010827-0092461 Register's Office for Davidson County, Tennessee, dated August 14, 2001 and recorded on August 27, 2001.

Being the same property conveyed to Phillip Wright, Jr. and wife, Sam Ethel Wright by Quitclaim deed from Eddy C. Brown, an unmarried man of record in Instrument No. 20030410-0047898 Register's Office for Davidson County, Tennessee, dated April 04, 2003 and recorded on April 10, 2003.

Being the same property conveyed to Phillip Wright, Jr. by Quitclaim deed from Sam Ethel Wright of record in Instrument No. 20090413-0033043 Register's Office for Davidson County, Tennessee, dated April 09, 2009 and recorded on April 13, 2009.

Being the same property conveyed to CB Investments, LLC by Quitclaim deed from Phillip Wright, Jr. of record in Instrument No. 20120105-0001180 Register's Office for Davidson County, Tennessee, dated January 03, 2012 and recorded on January 05, 2012.

Being the same property conveyed to Lorenzo Wright by Quitclaim deed from CB Investments, LLC of record in Instrument No. 20130830-0091920 Register's Office for Davidson County, Tennessee, dated August 26, 2013 and recorded on August 30, 2013.

****FOR THE PURPOSE OF THIS CONVEYANCE THE SUBJECT PROPERTY WAS NEVER THE GRANTOR'S PRIMARY MARITAL RESIDENCE**

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 59, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2429 Batavia Street, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 13 DAY OF AUGUST, 2020.

Lorenzo Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORENZO WRIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212