Karen Johnson Davidson County
Batch# 472017 DEEDWARR
09/09/2020 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $728.90
20200909-0102481

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Daniel DeHart
Tyler Kane
Katherine Kelly
141 Chipwood drive
Hendersonville, TN 37075

SEND TAX BILL TO:
New Owner

MAP/PARCEL 075-10-0-029.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gerald Lynn Wright, Executor of The Estate of Jolene W. Wright, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Daniel DeHart, married and Tyler Kane, unmarried, and Katherine Kelly, married , with rights of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Hermitage Estates of record in Plat Book 3300, Page (S) 70 and 71, 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 Roy E. Wright and wife, Jolene W. Wright by Warranty deed from M.T. Melvin and wife, Mary T. Malvin of record in Book 3506, page 453, Register's Office for Davidson County, Tennessee, dated February 15, 1963 and recorded on February 25, 1963.

Roy E Wright having passed on May 9, 1994 leaving Jolene W. Wright as surviving tenant by the entirety. Jolene Faye Warren Wright died testate on April 4, 2020. An estate was opened under Docket No. 20P1185 in the Probate Court for Davidson County, Tennessee Probate Court. Gerald Lynn Wright was named as the Executor of the Estate and was granted the power under the Will to convey real property.

This is improved property known as: **8401 Terry Lane, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that

the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 4th day of September, 2020.

WITNESS MY HAND on this the 4th day of September, 2020

The Estate of Jolene W. Wright

Gerald Lynn Wright, Executor

Gerald Lynn Wright, Executor

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gerald Lynn Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Jolene W. Wright, the within named bargainor, and as such Executor executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seals at office this 4th day of September, 2020.

NOTARY PUBLIC

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/26/2022

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $197,000.00.

AFFIANT

Subscribed and sworn to before me this the 4th day of September, 2020.

NOTARY PUBLIC

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

My Commission Expires:

File No: 200764

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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