Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

22529

Karen Johnson Davidson County
Batch# 554949 DEEDWARR
01/15/2021 10:27:31 AM 3 pgs
Fees: $18.00 Taxes: $1,274.65

20210115-0007065

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Christine A. Cunningham
4119 Celina Drive
Nashville, TN 37207

Send Tax Bills to:
Origin Bank
1800 Hudson Ln Ste 2A
Monroe, LA 71201

Map/Parcel: 03215000500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Dennis Wright and wife, Margaret J. Wright**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Christine A. Cunningham, a single woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 104 on the Plan of Dalemere Subdivision, Section 5, as of record in Book 3600, page 19, Register's Office for said County.

Beginning at a point in the south margin of Celina Drive at the corner of Lots Nos. 103 and 104; thence with the line between said lots, southerly 249.1 feet to a point; thence easterly 36.97 feet to a point, being the corner of Lot No. 105; thence with the line between Lots Nos. 104 and 105, northeasterly 187.22 feet to the westerly margin of Havendale Drive; thence with the margin of the same, northerly 148.58 feet to the beginning of a curve; thence around said curve northwesterly 39.27 feet to the margin of Celina Drive; thence with the margin of the same, westerly 145 feet to the point of beginning.

BEING the same property conveyed to Dennis Wright by deed from George M. Matthews, Jr. And wife, of record in Book 4471, page 210, said Register's Office and being the same property conveyed Margaret J. Wright by Deed from Dennis Wright to create an estate by the entirety, dated September 23, 1971, and recorded on October 28, 1971, in Book 4518, page 523, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2021 and subsequent years; all matters as shown on the recorded plat and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 4119 Celina Drive, Nashville, TN 37207

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, their heirs and assigns forever; and we do covenant with said GRANTEES 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 GRANTEES, 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) as on the date shown on the Notary forms.

Dennis Wright — Margaret J. Wright

Dennis Wright
by: Margaret J. Wright, Atty. In Fact

By: Margaret J. Wright, Atty. In Fact

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret J. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said Margaret J. Wright, to me known to be the person who executed the foregoing instrument in behalf of Dennis Wright, acknoweldged that she executed the same as the free act and deed of said Dennis Wright, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Dennis Wright, and being recorded simultaneously herewith.

Witness my hand and official seal at office, this 13th day of January, 2021.

My Commission Expires: 3/8/22

Notary Public

OLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $344,500.00

Margaret J. Wright
Affiant

Sworn to and subscribed before
me, this 13th day of January, 2021.

Ollie Mai Parsley
Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022