Karen Johnson Davidson County
Batch# 563708 DEEDWARR
01/29/2021 08:06:30 AM 4 pgs
Fees: $23.00 Taxes: $419.95
20210129-0012992

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00.

Teresa Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/16/2023
(AFFIX SEAL)

ROBERT HOUSTON NOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Mockingbird Title & Escrow Services, LLC, 1427 Greenwood Avenue, Nashville, TN 37206

File No.: 20-12-0002-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Hoffman Dodd Properties, LLC	Hoffman Dodd Properties, LLC	043-10-0-A-026.00-CO
(NAME)	(NAME)	
555 North Dupont Avenue, B-26	3513 Geneva Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thirteen Thousand Five Hundred And No/100 Dollars ($113,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM V. WRIGHT, III AND wife DAIRA J. WRIGHT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOFFMAN DODD PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. B-26 (100) on the Plan of Madison Park Condominiums, as shown on the Master Deed of record in Book 5462, Page 614, as corrected in Book 5608, Page 551 and Book 8014, Page 416, all in the Register's Office for Davidson County, Tennessee, to which Plan and Master Deed reference is here made for a complete description of the property.

Being the same property conveyed to William V. Wright, III, unmarried, by Warranty Deed from Astrid M.

Williams, unmarried, of record as Instrument No. 20150519-0046019, Register's Office for Davidson County, Tennessee.

Further being conveyed to William V. Wright, III and wife, Daira J. Wright, by Quitclaim Deed dated March 16, 2018, of record in Instrument No. 20180319-0025471, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 555 North Dupont Avenue, B-26, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 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 land 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 our hands this 15TH day of JANUARY, 2021.

William V. Wright, III

Daira J. Wright

Daira J. Wright

State of Tennessee

County of DAVIDSON

Signed and sworn to before me the 15th of January, 2021.

Notary Public Exp. 9/6/22

Affix stamp/seal:

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

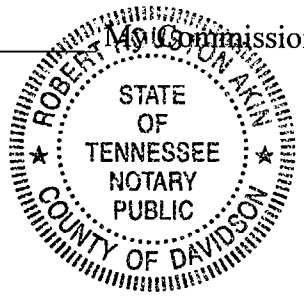
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of January, 2021. before me, the undersigned, personally appeared William V. Wright, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: 9/6/22
NOTARY PUBLIC



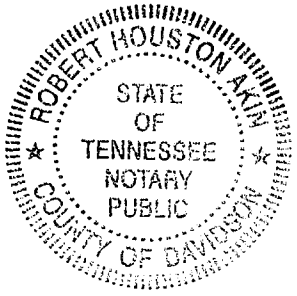
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of January, 2021. before me, the undersigned, personally appeared Daira J. Wright, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: 9/6/22
NOTARY PUBLIC



Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

