Karen Johnson Davidson County
Batch# 582551 DEEDWARR
03/03/2021 10:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,102.60
20210303-0027264

WARRANTY DEED

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2021.

Emily M. Dudley
Notary Public

MY COMMISSION EXPIRES: 09/02/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael VanderMeulen	CapStar Bank	
(NAME)	(NAME)	
203 Tyler Drive	2002 Richard Jones Rd. Ste. 300A	**07510008800**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37215	
(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 considerations, the receipt of which is hereby acknowledged, I ***David G. Wright, A married man,** hereinafter called the GRANTOR has bargained and sold, and by these presents do transfer and convey unto **Delaney Schultz and Michael VanderMeulen, wife and husband** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 61 on the Plan of Hermitage Estates, as of record in Book 3300, Pages 70 & 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 61 fronts 96 feet on the northerly side of Tyler Drive and runs back 114.25 feet on the westerly line and 116.7 feet on the easterly line to a dead line in the rear, which is a broken line, on which it measures 102.7 feet.
Being the same property conveyed to J. S. Earhart Plumbing CO Inc., by Warranty Deed from David R. Blanton, Trustee, dated 11/25/1980 and recorded 12/08/1980, of record in Book 5687, Page 74, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David G. Wright, by Quitclaim Deed from J. S. Earhart Plumbing Co., Inc., a Tennessee corporation, dated 03/07/2004 and recorded 04/21/2004, of record in Instrument 200404210044912, Register's Office for Davidson County, Tennessee.

***The said David G. Wright took title as an unmarried man and is now married.**

***The said David G. Wright has since married and is joined in this conveyance with his wife Jennifer Wright to waive any and all rights in said property.**

All matters shown on the plat of record in Plat Book 3300, Page 70 & 71, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 203 Tyler Drive, Hermitage, TN 37076

(House Number) (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 GRANTEE(S), their 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 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.

Effective the 16th day of February, 2021.

David G. Wright by Jennifer Wright, Attorney-in-Fact

David G. Wright by Jennifer Wright Attorney-in-Fact

State of Tennessee
County of Wilson

On this 16th day of February, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Jennifer Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **David G Wright**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

20210222-0021407

154 TP

Witness my hand and Official seal this ~~16th~~ day of February, 2021.

Tracey Triumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRIUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Jennifer Wright

Jennifer Wright

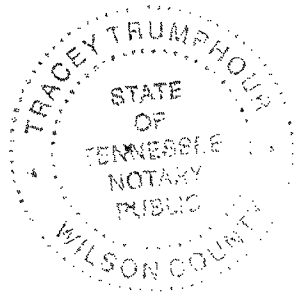
State of Tennessee
County of Wilson

File No.: 1078297
Warranty Deed TN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Wright**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this ~~16th~~ 15th day of February, 2021.

Notary Public:
My Commission Expires: 5.17.21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

