WARRANTY DEED

Karen Johnson Davidson County
Batch# 621211 DEEDWARR
04/22/2021 03:00:41 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20210422-0054242

File No. BC-21-494

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Wightman	new owner	
(NAME)	(NAME)	083-06-0V-001.00-CO
1912 Truett Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Matthew McCroskey and Sarah Grey McCroskey**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debra F. Wightman, Trustee of the Debra F. Wrightman Declaration of Trust dated January 20, 1999, as amended and restated**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being Unit No. A of Truett And N. 20th Residences, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Truett And N. 20th Residences, a Horizontal Property Regime With Private Elements of record in Instrument Number 20180329-0029733, as amended in Instrument Number 20180620-0059652, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said amended Declaration; together with a percentage interest in the common elements as set forth in to said Declaration.

Being the same property conveyed to Matthew McCroskey and Sarah Grey McCroskey, husband and wife by Warranty deed from Chris Wright, a single man of record in Instrument No. 20180809-0078482 Register's Office for Davidson County, Tennessee, dated August 08, 2018 and recorded on August 09, 2018.

This is property more commonly known as 1912 Truett Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CSBP 217912

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 my/our hand this 14th day of April, 2021.

Matthew McCroskey

Sarah Grey McCroskey by Matthew McCroskey as attorney-in-fact

Sarah Grey McCroskey by Matthew McCroskey,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Matthew McCroskey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Sarah Grey McCroskey, and that this instrument was executed on behalf of the said Sarah Grey McCroskey for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book *, page _____, in the Register's Office for ~~Williamson~~ DAVIDSON County, Tennessee.

* 20210422-0054241

Witness my hand, at office, this 14th day of April, 2021.

Notary Signature
My commission expires:

