**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2863

Karen Johnson Davidson County
Batch# 639373 DEEDWARR
05/19/2021 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20210519-0067774

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of May, 2021

Notary Public

Commission Expires: 4/30/22

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Anna Grace Wright<br>4219 Hermitage Road<br>Old Hickory, TN 37138 | New Owner<br>4219 Hermitage Rd.<br>Old Hickory, TN 37138 | 075-00-0-018.00 |

# WARRANTY DEED

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,

**Brody Trainer and Sendria Trainer, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Anna Grace Wright, a married woman**

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:

Land in Davidson County, Tennessee, described as follows, to-wit:

Tract 1
A certain tract or parcel of land in Davidson County, Tennessee, being a portion of the Cowgill Estate of record in Plan Book 421, Page 137, Register's Office for Davidson County, and described as follows to-wit:

Beginning in the center of Hadley's Bend Road, the Northwest corner of the W.A. Cowgill Tract, running thence South 57 degrees 45 minutes East 275 feet to a cherry tree in the property line between Jessie C. Johnson and W.A. Cowgill; running thence North 1 degree East 185.5 feet to a stake; thence North 57 degrees 45 minutes West 275 feet to the center of the Hadley's Bend Road; thence with the center of said Hadley's Bend Road South 1 degree West 185.5 feet to point of beginning.

Tract II
Lying in the 4th Civil District of Davidson County, Tennessee on the East side of Hadley's Bend Road more particularly described according to an unrecorded survey of John E. Perry, Surveyor for Wilson County, Tennessee under the date of December 1, 1945 as follows:

Beginning at a cross in the center of the Hadley's Bend Road at James C. Wright and Estelle B. Wright's Northwest corner and running South 58 1/4 degrees East 267 feet to the Northeast corner post of said James C. Wright and Estelle B. Wright's Northeast corner; thence North 1/34 degrees West 57 1/2 feet to an iron pin at the Southeast corner of Tract No. 2 being a lot reserved by Mrs. Jessie C. Johnson; thence North 70 degrees West, 230-7/10 feet to the beginning.

Tract III
Beginning at a cherry tree in the property line where running a line running North 57 degrees and 45 minutes West crosses a line running South one degree and no minutes West being the Southeast corner of James C. Wright's present property; thence 71.5 feet East on a line running North 57 degrees and 45 minutes West to an iron pin; thence 282.5 feet North on a line running South no degrees and 30 minutes West to an iron pin; thence 71.1 feet West on a line running South 89 degrees and 30 minutes East to an iron pin, being the Northeast corner of James C Wright's present property; thence 57.6 feet South on a line running South one degree and 45 minutes West to an iron pin; thence 8 feet East on a line running South 57 degrees and 45 minutes East to an iron pin; thence 185.5 feet South on a line running South one degree and no minutes West to the beginning.

Being the same property conveyed to Brody Trainer and wife, Sendira Trainer by Warranty deed from Dennis Hoeppner and Philip Hoeppner of record in Instrument No. 20180220-0016018 Register's Office for Davidson County, Tennessee, dated February 15, 2018 and recorded on February 20, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4219 Hermitage Road, Old Hickory, TN 37138

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 so 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.

Dated this the 13th day of May, 2021.

Brody Trainer

Sendria Trainer

STATE OF ~~TENNESSEE~~ FL
COUNTY OF ~~WILLIAMSON~~ Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brody Trainer and Sendria Trainer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of May, 2021.

CASSANDRA SMITH
Commission #GG 106086
My Commission Expires
May 26, 2021

Cassandra Smith
Notary Public
My Commission Expires: 5/26/21

(Notary Seal)

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024