WHEN RECOREDED MAIL TO:
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

Karen Johnson Davidson County
Batch# 672462 DEEDWARR
07/07/2021 02:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210707-0091560

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KEVIN LEE WRIGHT AND JEANIE MOSS WRIGHT	KEVIN LEE WRIGHT AND JEANIE MOSS WRIGHT	133-16-0-103.00
4809 CITRUS DRIVE NASHVILLE, TN 37211	4809 CITRUS DRIVE NASHVILLE, TN 37211	

For good consideration, I (We) **KEVIN LEE WRIGHT AND WIFE, JEANIE MOSS WRIGHT, FORMERLY KNOWN AS JEANIE SUE WRIGHT,** whose mailing address is 4809 CITRUS DRIVE, NASHVILLE, TN 37211, hereby bargain, deed and convey to **KEVIN LEE WRIGHT AND WIFE JEANIE MOSS WRIGHT,** whose mailing address is 4809 CITRUS DRIVE, NASHVILLE, TN 37211, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48 ON THE PLAN OF KENILWORTH ESTATES, SECTION 3, AS OF RECORD IN BOOK 2900, PAGES 149-150, REGISTER'S OFFICE FOR SAID COUNTY AND STATE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO KEVIN LEE WRIGHT AND WIFE, AS JEANIE SUE WRIGHT, ON DEED DATED 11/05/1979 AND RECORDED ON 11/06/1979, IN BOOK 5525 AND PAGE 549, AMONG THE REAL LAND RECORDS OF DAVIDSON, TN.

APN: 133-16-0-103.00

Property Address: 4809 CITRUS DRIVE, NASHVILLE, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 26 day of April 2021.

KEVIN LEE WRIGHT

JEANIE MOSS WRIGHT,
F/K/A JEANIE SUE WRIGHT
FKA Jeanie Sue Wright

STATE OF Tenn.)
) SS.
COUNTY OF Davidson)

On this 26 day of April 2021, before me personally appeared **KEVIN LEE WRIGHT AND JEANIE MOSS WRIGHT, F/K/A JEANIE SUE WRIGHT**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3.3.2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $_____ _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Tenn.
COUNTY OF Davidson

Sworn to before me this 26 day of April, 20 21.

Notary Public
My Commission Expires: 3-3-2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
KEVIN LEE WRIGHT AND JEANI MOSS WRIGHT
4809 CITRUS DRIVE
NASHVILLE, TN 37211

Name and Address of property owner:
KEVIN LEE WRIGHT AND JEANI MOSS WRIGHT
4809 CITRUS DRIVE
NASHVILLE, TN 37211

True Copy Certification

I, DESI SALEM , 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 Maryland
County of Montgomery

Personally appeared before me, AMANDA MULLER, a notary public for this county and state, Amanda Muller who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires:

