WARRANTY DEED

Karen Johnson Davidson County
Batch# 675490 **DEEDWARR**
07/13/2021 10:12:59 AM 2 pgs
Fees: $13.00 Taxes: $743.70

20210713-0093852

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2021.

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES: 3-8-22

(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ready Signing & Closing Services, LLC, ,
3355 Poplar Ave
Ste 110
Memphis, TN 38111

File No.: 2021-0107

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Timothy McGlory	Timothy McGlory	074 12 0 081.00
(NAME)	(NAME)	
3826 Plantation Drive	3826 Plantation Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred One Thousand And No/100 Dollars ($201,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOANN WRIGHT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY MCGLORY, 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, being Lot No. 533 on the plan of Hermitage hills, Section Five of record in Book 3300, Pages 1 and 2, Register's Office for said County.

Said Lot No. 533 fronts 75 feet on the westerly margin of Plantation Drive and extends back 150 feet on the northerly line and 149.7 feet on the southerly line to a dead line in the rear, measuring 89.75 feet thereon.

Being the same property conveyed to Zachary Thomas Fitzgerald, unmarried by Warranty Deed of record at Instrument No. 201708010078181, dated 07/31/2017 and recorded 08/01/2017, in the Register's Office of Davidson County, Tennessee.

Zachary Thomas Fitzgerald died unmarried, and intestate on or about October 13, 2020; leaving one heir at law, his mother, Jo Ann Wright; as evidenced by the Order for Letters of Administration in the Probate Court for Davidson County, Tennessee at Case No. 20P-2116.

unimproved ☐
This is improved ☒ property, known as 3826 Plantation Drive, Hermitage, TN 37076
(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 22nd day of June, 2021

JoAnn Wright

State of Tennessee
County of Davidson

On this 21st day of June, 2021 before me personally appeared JoAnn Wright, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such persons free act and deed
Signed and sworn to before me the 21st of June, 2021.

Jacqueline G Brown
Notary Public
my commission expires 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY