Karen Johnson Davidson County
Batch# 686695 DEEDWARR
07/29/2021 04:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20210729-0102465

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5114

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of July, 2021

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. 3/15/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason Wright and Nekia Wright 3811 & 0 West Hamilton Road Nashville, TN 37218	New Owners	069-03-0-125.00 & 069-03-0-122.00

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,

James A. Majors, Jr., Deborah Eileen Majors, and Carolyn Sue Woodson all Devisees and Individuals under the Estate of Susie Powell Majors

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

Jason Wright and Nekia Wright, husband and wife,

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:

Parcel I: Land in Davidson County Tennessee, being situated in the 13th Civil District and being part of Tract 8 on the Plan of Fairview Subdivision of record in Book 974, Page 41, in the Register's Office for said County, described according to a copy of a survey by Hickerson and Hickerson Engineers, dated January 23, 1964, as follows:

Beginning at a point in the Southerly margin of West Hamilton Road, which point is located 1637.7 feet West, as measured along the Southerly margin of West Hamilton Road with the Westerly margin of Clarksville Highway, which point of intersection is also the Northeast corner of Lot No. 1 of Tract 8 on the revised Map of Fairview Subdivision of record in Book 1130, page 54, said Register's Office; thence South 4 degrees 58 minutes West 200 feet to a point; thence North 85 degrees 2 minutes West 100 feet to a point; thence North 4 degrees 58 minutes East 200 feet to a point in the Southerly margin of said West Hamilton Road; thence with the margin of the same South 85 degrees 2 minutes East 100 feet to the point of beginning.

Parcel II: Land in Davidson County Tennessee, being situated in the 13th Civil District and being part of Tract 8 on the Plan of Fairview Subdivision of record in Book 974, Page 41, Register's Office for said County, described according to a copy of a survey by Hickerson and Hickerson, Engineers, dated January 23, 1964, as follows:

Beginning at a point in the Southerly margin of West Hamilton Road, which point is located 1737.7 feet West, as measured along the Southerly margin of West Hamilton Road, from the intersection of the Southerly margin of West Hamilton Road with the Westerly margin of Clarksville Highway, which point of intersection is also the Northeast corner of Lot No. 1 of Tract 8 on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, said Register's Office; thence South 4 degrees 58 minutes West 200 feet to a point; thence North

85 degrees 2 minutes West 100 feet to a point; thence North 4 degrees 58 minutes East 200 feet to a point in the Southerly margin of said West Hamilton Road; thence with the margin of the same, South 85 degrees 2 minutes East 100 feet to the point of beginning.

Being the same property conveyed to James Majors, Jr. by Deed from L. E. Smith and wife, Sadie Jones Smith of record in Book 4668, page 290, Register's Office for Davidson County, Tennessee, dated December 15, 1972 and recorded on December 29, 1972.

Being the same property conveyed to James A. Majors, Sr. and wife, Susie P. Majors by Quitclaim Deed from James A. Majors, Jr., a single person of record in Book 7599, page 45, Register's Office for Davidson County, Tennessee, dated July 13, 1988 and recorded on July 14, 1988.

Being the same property conveyed to James A. Majors and wife, Susie P. Majors by Warranty Deed from James D. Selby and wife, Zepher Selby of record in Book 4288, page 891, Register's Office for Davidson County, Tennessee, dated November 21, 1968 and recorded on November 22, 1968.

The said James A. Majors, Sr. died October 22, 2003 thereby vesting Susie P. Majors as the surviving tenant by entirety. Said Susie P. Majors died February 07, 2021. The Last Will and Testament of Susie P. Majors was admitted for the limited purpose of Muniment of Title under Docket No. 21P603 in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville-Davidson County. In accordance with the Order signed by Special Master Scott Pilkinton, title vested to the devisees of this will, Carolyn S. Woodson, James A. Majors, Jr., and Deborah Eileen Majors.

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: 3811 & 0 West Hamilton Road, Nashville, TN 37218

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 27th day of July, 2021.

Estate of Susie Powell Majors

James A. Majors, Jr., Devisee

Deborah Eileen Majors, Devisee

Carolyn Sue Woodson, Devisee

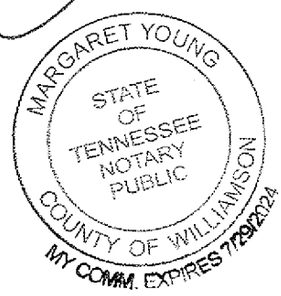
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James A. Majors, Jr., Deborah Eileen Majors, and Carolyn Sue Woodson Devisees under the Estate of Susie Powell Majors** 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 27th day of July, 2021.

Notary Public
My Commission Expires: 7/29/24

(Notary Seal)



James A. Majors, Jr., Individual

Deborah Eileen Majors, Individual

Carolyn Sue Woodson, Individual

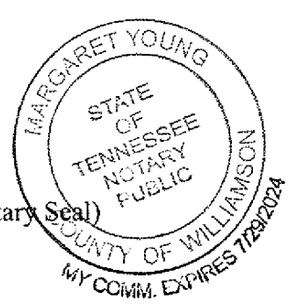
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Notary Public
My Commission Expires: 7/29/24

(Notary Seal)



Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-27-21.

Affiant Signature

7-28-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7-28-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON