Karen Johnson Davidson County
Batch# 698383 DEEDWARR
08/16/2021 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20210816-0110422

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$520,000.00**.

Daniel Thompson
Affiant

Subscribed and sworn to before me, this the 13th day of August 2021.

Notary Public

My commission expires: F. 20 · 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marcus Connally	**Legacy Home Loans**	**172010A06800CO**
108 Chuzzlewit Down	**4004 Hillsboro Pike, Suite 216 B**	
Brentwood, TN 37027	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Preston H. Wright, widower, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marcus Connally, an unmarried man and Emily Shiever, an unmarried woman, tenants in common with right of survivorship.
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. 68 on the Plat of Copperfield Revised, of record in Plat Book 6900, Pages 555, 556, 557, 558 and 559 Register's Office for Davidson County, Tennessee

Being all the same property conveyed to Preston H. Wright, a married man by Warranty Deed dated 0505/1997, from Anderson Construction LLC, of record in Book 10446, Page 449, Register's Office for Davidson County, Tennessee. The said Preston H. Wright having Quit Claimed to Preston H. Wright and wife, Lynda D. Wright to create a Tenancy by the Entirety, by Quit Claim Deed of Record in Instrument No. 201231127-0121643, said Register's Office. The said Lynda D. Wright having since dies on 01/25/2019, the property is vested in Preston H. Wright as the surviving tenant by the entirety.

THE conveyance of the above-described parcel of land is subject to the following:

1. **The plan of Record in Plat Book 6900, pages 555-559, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Easement for transmission line of record in Book 2497, Page 8 and Book 2438, Page 376 said Register's Office.**
3. **Deed of conveyance of Water and Sewer lines of record in Book 7593, Page 488, and Book 7593, Page 511, said Register's Office.**
4. **Copperfield Homeowners Association, Inc., Charter of record in Book 7200, Page 824; amended in Book 7496, Page 162 and Book 7500, Page 941, Said Register's Office.**
5. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as **108 Chuzzlewit Down, Brentwood, TN 37027**

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 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(s) this 13th day of August 2021.

Preston H. Wright

Preston H. Wright

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public of said County and State, **Preston H. Wright,** the within named seller, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **August 2021.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 August 13, 2021 (date of document).

Affiant Signature

August 16, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 16 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

