Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 706543 DEEDWARR
08/30/2021 10:38:36 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20210830-0116470

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $485,000

Affiant Signature

Subscribed and sworn to before me on this the 17th Day of August, 2021.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission expires _____/_____/_____

NAME AND ADDRESS OF PROPERTY OWNER:
Gina M. Hanafi
301 GARRETT DRIVE
NASHVILLE, TN 37211
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 14705007500

WARRANTY DEED

20NT01663

Effective the 17 Day of Aug, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Cody Hill Wright and Sarah Merritt Wright, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Gina M. Hanafi, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Revised Plan of Caldwell Hall, Section One of record in Plat Book 2900, Page(s) 57 through 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same premises as conveyed in Deed from Equity Trust Company Custodian FBO Kay Kretsch IRA recorded 05/23/2018 in Document Number 20180523-0049340, Book NA, Page NA, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 301 Garrett Dr, Nashville, TN 37211-4400

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 17 day of Aug, 2021

Cody Hill Wright

Cody Hill Wright

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cody Hill Wright, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Sarah Merritt Wright

Sarah Merritt Wright

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sarah Merritt Wright, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025