Karen Johnson Davidson County
Batch# 709716 DEEDWARR
09/03/2021 10:14:30 AM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20210903-0118745

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Anna C...
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2021.

Olivia Pedigo
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Olivia Pedigo, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-210630-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jack May	Jack May	078-00-0-018.00
(NAME) 0 Old Hickory Blvd	(NAME) 4535 Harding Pike, Suite 309	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Fifty Thousand And No/100 Dollars ($850,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PAUL HAMILTON WRIGHT AND DAVID ALLEN WRIGHT AND CHARLOTTE ANN WRIGHT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK MAY, 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:

See Exhibit "A" attached hereto and made a part hereof

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 31 day of August, 2021.

David Allen Wright by Paul Hamilton Wright, attorney in fact

David Allen Wright by Paul Hamilton Wright, Attorney-in-Fact

Paul H Wright

Paul Hamilton Wright

Charlotte Ann Wright by Paul Hamilton Wright, attorney in fact

Charlotte Ann Wright, by Paul Hamilton Wright, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31 day of August, 2021, before me personally appeared Paul Hamilton Wright, one of the bragainors, and David A. Wright and Charlotte A. Wright, tow of the bragainors, by and through their lawful attorney-in-fact, Paul H. Wright, and to me known to be the person(s)(or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed, by virtue of Powers of Attorney recorded herewith.

Witness my hand and official seal at Davidson County, Tennessee this 31 day of August, 2021.

Commission Expires: _____

OLIVIA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Olivia Pedigo
Notary Public

EXHIBIT "A"

A tract of land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, described according to a survey made by John D. Kerr, County Surveyor, Rutherford County, Tennessee, August 26, 1949, as follows:

Beginning in the center line of Old Hickory Blvd. in the Northerly line of Wm. W. Jane's original tract and the Southwest corner of Leak's property; thence with the center line of said Boulevard, South 150 West 8 poles; thence South 110 West 8 poles; thence South 9 degrees West 32 poles; thence South 4 1/2 degrees West 8 poles; thence South 4 1/2 degrees East 8 poles; thence South 5 degrees East 8 poles; thence South 9 degrees East 16 poles; thence South 4 1/2 degrees East 8 poles; thence South 3 1/2 degrees West 8 poles; thence South 12 degrees West 8 poles; thence South 19 1/2 degrees West 8 poles; thence South 25 1/2 degrees West 8 poles to a point in the center line of Old Hickory Blvd; thence leaving said Blvd., South 87 degrees East 51.6 poles to a buckeye; thence North 41 degrees East 6.3 poles to a hickory; thence North 46 degrees East 16 poles to an 18 inch elm; thence North 38 degrees East 12 poles to a hackberry; thence North 31 1/2 degrees East 9 poles to a 24 inch elm; thence North 35 1/2 degrees East 8.4 poles to a 10 inch elm; thence North 48 1/2 degrees East 10.2 poles to a 15 inch ash; thence North 52 degrees East 2.6 poles to an 18 inch oak; thence North 59 degrees East 12.2 poles to a 12 inch hackberry; thence North 56 degrees East 6.2 poles to a 10 inch hackberry; thence North 41 degrees East 5.6 poles to a 12 inch elm; thence North 38 degrees East 14.8 poles to a 6 inch hackberry; thence North 44 degrees East 4.2 poles to a 10 inch dead elm stump; thence North 24 degrees East 3.5 poles to a locust post; thence North 19 1/2 degrees West 1.6 poles to a 10 inch elm; thence North 34 1/2 degrees West 51.6 poles to a locust post; thence North 75 degrees West 26.8.poles to a fence in the Southwest corner of Moore's lands and the Southeast corner of the Leak's lands; thence with Leak's South line, North 87 degrees West 58.2 poles to a spike in the center line of Old hickory Blvd. to the point of beginning, containing 71.5 acres, more or less.

Being the same property conveyed to Joseph E. Wright and Dorothy Jean Wright by Installment deed from H. B. Farmer and wife, Harie I. Farmer of record in Book 3180, page 544, Register's Office for Davidson County, Tennessee, dated January 31, 1961 and recorded on February 07, 1961. (Value or consideration shown in aforementioned deed $7,500.00.),

Being the same property conveyed to David Allen Wright, Paul Hamilton Wright and Charlotte Ann Yablonky, as tenants in common by Quitclaim deed from Joseph E. Wright and wife, Dorothy Jean Wright of record in Book 4985, page 550, Register's Office for Davidson County, Tennessee, dated December 31, 1975 and recorded on January 06, 1976. (Value or consideration shown in aforementioned deed $75,000.00.) Being also known as 0 Old Hickory Blvd Nashville, Tennessee 37218.

Tennessee Certification of Electronic Document

I, Olivia Pedigo, 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 correct copy of the original document executed and authenticated according to law on this 31 day of August, 2021.

Olivia Pedigo

Signature

8-31-2021

Date

State of Tennessee

County of Davidson

Personally appeared before me, Audra Cross, a notary public for this county and state, Olivia Pedigo, who acknowledges that this certification of an electronic document is true and correct and whose signature have witnessed. Sworn and subscribed before me this 31 day of August, 2021.



Audra Cross

Notary Signature

MY COMMISSION EXPIRES:_____

NOTARY"S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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