WARRANTY DEED

Karen Johnson Davidson County
Batch# 717243 DEEDWARR
09/15/2021 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,212.60
20210915-0124110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $598,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANNA BATES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-1-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Merritt Wright and Cody Hill Wright	Sarah and Cody Wright	
(NAME)	(NAME)	
1004 Manor Ct	1004 Manor Ct	160 12 0 189.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **HYUNG H. CHU AND KIMBERLY CHU, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH MERRITT WRIGHT AND CODY HILL WRIGHT, WIFE AND HUSBAND,** 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. 228, on the plan of Revised Phase 6, Hearthstone, as shown on plat of record in Plat Book 6900, Pages 254 and 255, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being the same property conveyed to Hyung H. Chu and wife, Kimberly Chu, by Warranty Deed from James W. Fair and wife, Carolyn Fair, of record in Book 9707, Page 661, in the Register's Office of Davidson County, Tennessee, dated April 28, 1995 and recorded on June 20, 1995.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1004 Manor Ct, Brentwood, TN 37027
(House Number) (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 my hand this 10 day of September, 2021

HYUNG H. CHU

KIMBERLY CHU

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hyung H. Chu and Kimberly Chu, the bargainors, 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 this 10 day of September, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 09-10-2021 (date of document).

Affiant Signature

09 - 14 - 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024