When recorded, return to:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215
File Number: _____

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14193-TC

Karen Johnson Davidson County
Batch# 730056 **DEEDWARR**
10/05/2021 08:31:43 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20211005-0133489

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2021.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kathleen Moody Irrevocable Trust 1400 Janie Avenue Nashville, TN 37216	New Owner	61-16-312.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Christopher Wright, married,** hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey unto **Scott Corcoran Moody, Trustee of the Trust for the Benefit of Kathleen Corcoran Moody, dated December 21, 1993,** hereinafter called the Grantee(s), his/her/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. 21 on the Plan of Country Club Estates, Block "E" as of record in Book 843, Page 95, in the Register's Office for said County, described as follows:

Said Lot No. 21 fronts 75 feet on the westerly side of Janie Avenue and runs back between parallel lines, with the southerly margin of Murray Place, 175 feet to a dead line.

Being the same property conveyed to Melissa K. McMillen and James Christopher Wright by Quitclaim Deed from Norma Kaye Wright, dated June 29, 2001, recorded July 5, 2001, of record in Instrument No. 20010705-0071623, Register's Office for Davidson County, Tennessee. Norma Kaye Wright retained a Life Estate in said Quitclaim Deed. Melissa K. McMillen aka Melissa Kaye McMillen having since died intestate on August 7, 2004, her interest passing to her heirs at law: Mark McMillen and James Karl McMillen, according to Affidavit of Heirship of record in Instrument No. 20201208-0143057, said Register's Office. Mark McMillen and James Karl McMillen conveyed their interest in the property to James Christopher Wright by Quitclaim Deed dated September 23, 2021 and recorded September 24, 2021, of record in Instrument No. 20210924-0128488, said Register's Office.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

☒ This is improved property located at: **1400 Janie Avenue, Nashville, TN 37216**
☐ This is unimproved property located at: **1400 Janie Avenue, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2021.

GRANTOR:

James Christopher Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Christopher Wright, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22