Karen Johnson Davidson County
Batch# 738885 DEEDWARR
10/18/2021 03:40:20 PM 2 pgs
Fees: $13.00 Taxes: $1,875.90
20211018-0139884

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,000.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0827

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Roslyn Wright and George Wright	New Owner	Map: 131070E00600CO
(NAME) 1918 Randolph Place	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED SEVEN THOUSAND AND NO/100 DOLLARS ($507,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARY FALL WADE, UNMARRIED,

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

ROSLYN WRIGHT AND GEORGE 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:

A Certain condominium apartment in Davidson County, Tennessee being Unit No. 3A on the Plan of Evergreen of record in Book 6250 Page 589 and as further set forth in Exhibit C to the Master Deed and By-Laws in Book 6936 page 9036 said Register's Office for said county to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Mary Fall Wade, by deed from Ronald A. Berger and wife Norene R. Berger, of record in Instrument No. 20080916-0094724, dated September 11, 2008, Register's Office for said County.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y BMR-21-1918

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 589, said Register's Office; (3) Charter for Homeowners Association of record in Book 6945, Page 490, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6936, Page 936, amended in Instrument No. 20170424-0040042, Book 6936, Page 936, amended in Instrument No. 20170424-0040042, Register's Office for said County.

The signature of Mary Fall Wade is signed by her duly appointed Attorney-in-Fact, Mary Nelson Wade, pursuant to the Power of Attorney of record in Instrument No. 20211018-0139883, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1918 Randolph Place, Nashville, TN 37215
(House No.) (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 our hands this 12th day of October, 2021.

Mary Fall Wade by Mary Nelson Wade Attorney In Fact
Mary Fall Wade by Mary Nelson Wade, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Mary Nelson Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Mary Fall Wade, as his/her Attorney-in-Fact, as the free act and deed of the within named Mary Fall Wade.

Witness my hand and official seal this 12th day of October, 2021.

My Commission Expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY