Karen Johnson Davidson County
Batch# 767428 DEEDWARR
12/03/2021 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $3,311.50
20211203-0160726

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-14928-RR

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$895,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/2023
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alexander W. Wright and Alyssa M. Wright 2812 McNairy Lane Nashville, TN 37204	LoanDepot.com, LLC 26642 Towne Centre Drive Foothill Ranch, CA 92610	118-10-0D-001-00

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, **Kristin Russell, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Alexander W. Wright and Alyssa M. Wright, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, 2814 MCNAIRY LANE, as shown on Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20150928-0098226, in the Register's Office, Davidson County, Tennessee, to which plat reference in hereby made for a more particular description of said property.

Being the same property conveyed to Kristin Russell, unmarried, by Warranty Deed from Micah A. Lacher and David Dorris, as tenants in common dated 11/07/2016 and recorded 11/09/2016, of record in Instrument 201611090118734, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 2812 McNairy Lane, Nashville, TN 37204

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 the 23rd day of November, 2021.

Kristin Russell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

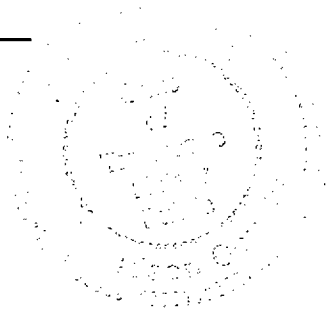
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kristin Russell with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 23rd of November, 2021.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)



Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 11-23-21.

Affiant Signature

12-1-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of December, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

