ADDRESS NEW OWNER AS:
Christina Lynn and James P. Wright
3041 Morgan Road
Joelton, TN 37080

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S. Main St.
Springfield, Tennessee 37172

SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 773391 DEEDWARR
12/14/2021 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211214-0165124

Map 015-00-0
Parcel 140.00

DEED TO CREATE TENANCY BY THE ENTIRETIES

THIS DEED OF CONVEYANCE executed and delivered by **CHRISTINA LYNN WRIGHT,** (formerly known as Christina H. Miles) married, hereinafter called the Grantor, to **CHRISTINA LYNN WRIGHT** and **JAMES PETER WRIGHT,** wife and husband, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, hereinafter set forth and described, I, the said Grantor, has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto said Grantees, their survivor and assigns, all of their right, title and interest in and to said property, it being our intention to vest fee simple title in the Grantees, as tenants by the entireties, as provided for in Section 66-1-109, Tennessee Code Annotated, in and to a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

TRACT ONE:
Being Lots Nos. 12, 13 & 14 on the unrecorded plat of the Vidale Property, described according to a survey by Cummings Surveying Co. dated June 5, 1967.
Beginning at an iron pin in the southerly margin of Morgan Road, said iron pin being placed at a point 1477.1 feet in an easterly direction from an iron pin at the beginning of a curve at the southeasterly intersection of Whites Creek Pike and Morgan Road; thence in an easterly direction along the southerly margin of Morgan Road, 468 feet to an iron pin; thence leaving Morgan Road South 2 deg. West 30' 1255.1 feet to an iron pin in a fence line; thence along said fence line North 86 deg. West 468 feet to an iron pin; thence in a northerly direction 1246.3 feet to the point of beginning.

TRACT TWO:
Being a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to James Frizzell etux in Deed Book 4776, page 920, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, T.L.S. (TN Lic. No. 1465) dated 09-29-98 as follows:
Beginning at a set iron pin in the southerly margin of Morgan Road, said pin being the most northwest corner of herein described tract; thence with said margin S 86 44' 15" E. 147.64' to a set iron pin; thence now leaving said margin with a fence S 02 56' 49" W, 463.98' to a set iron pin at a point; thence N 86 01' 55" W, 150.82 to a set iron pin; thence N 03 20' 16" W, 462.11' to the point of beginning containing 1.586 acres more or less.

Included in the above description of Tract One and Tract Two but excluded from this conveyance is the two acre tract, more or less, conveyed by Grantor in Instrument No. 20040120-0007626, Register's Office for Davidson County, Tennessee, to which instrument reference is made for a complete description of metes and bounds. Tract One and Tract Two are combined into one tax parcel now known as Map 15-140.

Being the same property conveyed to Christina H. Miles, unmarried, by deed from Michael D. Bates and wife, Lori J. Bates, dated December 29, 2004, of record in Instrument No. 20050228-0021659, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns, forever.

The Grantor covenants with the Grantees, survivor and assigns, that she is lawfully seized in fee simple title to said property.

The Grantor further covenants with the Grantees, survivor and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as set forth above.

The Grantor further covenants with the Grantees that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

WITNESS WHEREOF, we, the Grantor herein, has hereunto set her signature, this the 4th day of December, 2021.

Christina Lynn Wright

Christina Lynn Wright

STATE OF TENNESSEE)
COUNTY OF ~~ROBERTSON~~)Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christina Lynn Wright** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed this document for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 4th day of December 2021.

Tuwana J. Bryant

NOTARY PUBLIC

My Commission Expires: 05-02-2022

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Certificate of Authenticity

I, Gary L. Dilliha, 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 12-04-2021.

Date

Affiant Signature

12-10-2021
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 10th day of December, 2021.

Notary's Signature

My Commission Expires: 2-26-2024
Date

Notary's Seal (if on paper)

RHONDA BALDWIN NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY