Karen Johnson Davidson County
Batch# 773512 DEEDWARR
12/14/2021 12:28:45 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20211214-0165183

Warranty Deed

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00 Affiant Subscribed and sworn to before me, this the 30th day of November, 2021 Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brenda Roach Calecas	New Owner(s)	083 06 0 042.00
901 N. 16th Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NEENA WRIGHT, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDA ROACH CALECAS, A SINGLE WOMAN,** 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. 31, Block C, on the Map Showing Subdivision of Lots No. 8, 9, and10 and Part of Lot No. 7 in Block "A" Lots No. 13 and 14 in Block "B" and All of Block "C" in Subdivision of "Weakley Place", as shown on plat of record in Plat Book 547, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Neena Wright, unmarried, by Quitclaim Deed from Rachel Wright NKA Rachel Walton, married, of record in Instrument No. 20211025-0143366, in the Register's Office of Davidson County, Tennessee, dated October 21, 2021 and recorded on October 25, 2021.

Being the same property conveyed to Neena Wright and Rachel Wright, Tenants in Common with Right of Survivorship, by Quitclaim Deed from Neena Wright, of record in Instrument No. 20130117-0005477, in the Register's Office of Davidson County, Tennessee, dated January 08, 2013 and recorded on January 17, 2013.

Being the same property conveyed to Neena Wright, an unmarried woman, by Warranty Deed from Kristin Ann Mumford, a single woman, of record in Instrument No. 20121105-0101798, in the Register's Office of Davidson County, Tennessee, dated November 02, 2012 and recorded on November 05, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: G-P-21-901

The address of the herein described property is believed to be 901 North 16th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of November, 2021.

Neena Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 30th day of November, 2021.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025