THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238993** Karen Johnson Davidson County Batch# 810979 DEEDWARR 02/24/2022 11:04:30 AM 2 pgs Fees: $13.00 Taxes: $1,313.50 20220224-0021081	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Addrenia Wright Affiant Subscribed and sworn to before me, this 14th day of January, 2022. Notary Public My Commission Expires: _____ RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: Addrenia Wright 3640 Huntingboro Trail Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150 08 0 136.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary T. Pierce and Shelbi R. Pierce, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Addrenia Wright, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 446 on the Plan of Phase I, Somerset, as shown on plat of record in Plat Book 6900, Pages 690 and 691, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Zachary T. Pierce and Shelbi R. Pierce, husband and wife, by Warranty Deed from James E. Tolbert, Jr. and Letisha N. Tolbert, husband and wife, of record in Instrument No. 20190322-0026080, in the Register's Office of Davidson County, Tennessee, dated March 18, 2019 and recorded on March 22, 2019.

The execution of this instrument is affected by the signature of Shira Kingrey as Attorney-in-Fact for Zachary T. Pierce and Shelbi R. Pierce, which Power of Attorney is recorded in Instrument No. 20220224-0021079 Register's Office for Davidson County, Tennessee.

20220224-0021080

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, Somerset, as recorded in Plat Book 6900, Page(s) 690 and 691.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7619, Page 647, as amended in Book 7657, Page 583, Book 7675, Page 923 and Book 8708, Page 630 and supplemented in Book 7776, Page 826, Book 8201, Page 770, Book 8663, Page 384, Book 9036, Page 326, Book 9065, Page 744, Book 9072, Page 572, Book 9245, Page 332, Book 9696, Page 654, Book 10404, Page 641 and further amended in Instrument No. 20060405-0039162.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7402, Page 980 and Correction recorded in Book 7404, Page 295.

This is improved property located at 3640 Huntingboro Trail Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of January, 2022.

Zachary T. Pierce by Shira Kingrey Attorney-in-Fact

Zachary T. Pierce
by Shira Kingrey as Attorney-In-Fact

Shelbi R. Pierce by Shira Kingrey Attorney-in-Fact

Shelbi R. Pierce
by Shira Kingrey as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Zachary T. Pierce and Shelbi R. Pierce and she is authorized by Zachary T. Pierce and Shelbi R. Pierce to execute this instrument on their behalf.

Witness my hand, at office, this 14th day of January, 2022.

Notary Public
My Commission Expires: _____

