Karen Johnson Davidson County
Batch# 830780 DEEDWARR
03/30/2022 08:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220330-0036504

Commitment Number: 29700927
Seller's Loan Number: 20321905082

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Nicholas V. Wright and **Ellen Wright**, 1220 Old Hickory Blvd, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
041-08-0-004-00

GENERAL WARRANTY DEED

Exempt: Section 67-4-409(a)(3)(A)(i):Is creation or dissolution of a tenancy by the entirety by the conveyance from one spouse to the other

Ellen Dickson NKA Ellen Wright, married, whose mailing address is **1220 Old Hickory Blvd, Nashville, TN 37207**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Nicholas V. Wright** and **Ellen Wright**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1220 Old Hickory Blvd, Nashville, TN 37207**, the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 1220 Old Hickory Blvd, Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at Instrument No. 20140312-0020838, in the Register's Office of Davidson County, Tennessee.

Parcel ID: 041-08-0-004-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 2-23, 2022:

Ellen Wright

Ellen Dickson NKA Ellen Wright

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on 2-23, 2022 by **Ellen Dickson NKA Ellen Wright** who is personally known to me or has produced Drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Sean Huddleston

Notary Public

SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

commission expires Jan 2, 2024

State of Pennsylvania
County of Allegheny

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18 day of March, 2022.

Heather Wolfe Nevill
Affiant

Heather Wolfe Nevill
Print Name

(Seal)

Notary Public

My commission expires:
5/4/2022

Lissette Anne Moree
Print Name

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 3 ON THE PLAN OF THE DIVISION OF K. J. MORRIS' LANDS, AS OF RECORD IN BOOK 57, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 3 1 ON THE PLAN OF HICKORY ACRES SUBDIVISION, SECTION NO. 1, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE W. WATKINS, SURVEYOR, JULY 15, 1952, AS FOLLOWS: BEGINNING ON THE NORTHEASTERLY MARGIN OF OLD HICKORY BOULEVARD AT THE CORNER OF LOTS NOS. 3 1 AND 32 AT A POINT SOUTH 4 1 DEG. 12 MIN. EAST 255 FT. FROM THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO GLENN E. HOMER AND WIFE, BY DEED FROM G. GILBERT LOWE, AS OF RECORD IN BOOK 2440, PAGE 395, SAID REGISTER'S OFFICE; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHEASTWARDLY 260.5 FT. TO THE CORNER OF LOTS NOS. 28, 29, 3 1 AND 32; THENCE WITH THE LINE BETWEEN LOTS NOS. 29 AND 31, SOUTHWARDLY 195 FT. TO THE CORNER OF LOTS 29, 30 AND 3 1; THENCE WITH LINES BETWEEN LOTS NOS. 30 AND 3 1, SOUTHWARDLY 2 12 FT. TO THE NORTHEASTERLY MARGIN OF OLD HICKORY BOULEVARD, THENCE WITH SAME, NORTH 41 DEG. 12 FT. WEST 200FT. TO THE BEGINNING.

Tennessee Certification of Electronic Document

I, CHRIS SCHMAC, 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 2-23-22 (date of document).

Chris Schmac
Affiant Signature

2-28-22
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries