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WARRANTY DEED

Karen Johnson Davidson County
Batch# 833816 **DEEDWARR**
04/04/2022 10:29:52 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20220404-0038539

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2022

Notary Public: Justin D. Tatum

MY COMMISSION EXPIRES: September 06, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Floyd B. Nathan	Floyd B. Nathan	064120A72400CO
(NAME)	(NAME)	
724 Blue Brick Place	724 Blue Brick Place	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37067	Hermitage, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Estate of Jo Anne Wright,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Floyd B. Nathan,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 724, of Fox Run Condominium, Section II, as of record in Book 5200, Page 148, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles D. Wright and wife, Jo Anne Wright by deed dated May 27, 1986 from George E. Harrington and wife,Christine M. Harrington of record in Book 6874, Page 622, Register's Office for Davidson County, Tennessee. The said Charles D. Wright has since died on July 25, 2003 survived by his spouse, Jo Anne Wright. The said Jo Anne Wright has since died Testate on September 9, 2021 and by Will probated under Docket No. 21P2152 Circuit Court of Davidson County, Tennessee devised said property to Susan L. Hicks.

unimproved ☐

This is improved ☑ property, known as 724 Blue Brick Place, Hermitage, TN 37067
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 1st day of April, 2022.

The Estate of Jo Anne Wright

By: Susan L. Hicks - Executrix
Susan L. Hicks, Executrix

Susan L. Hicks
Susan L. Hicks, Individually

State of Tennessee
County of Davidson

Personally appeared before me on 1st day of April, 2022, a notary public in and for the state and county aforementioned, Susan L. Hicks with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executrix of The Estate of Jo Anne Wright and that she as such Executrix executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Executrix for the Estate of Jo Anne Wright.

Witness my hand and official seal this 1st day of April, 2022.

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public Justin D. Tatum
My Commission Expires: 9/6/2022

State of Tennessee
County of Davidson

On this 1st day of April, 2022 before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me Susan L. Hicks with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 1st day of April, 2022.

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public Justin D. Tatum
My Commission Expires: 9/6/2022

File No.: 22-Nathan