This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-16538-TC

Karen Johnson Davidson County
Batch# 833837 DEEDWARR
04/04/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220404-0038566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 28th day of March, 2022.

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tanzania Clark Wright 2211 A Gladstone Avenue Nashville, TN 37211	New Owner	118 04 0 042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Emily Whitcomb, a single person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tanzania Clark Wright, a single woman**, hereinafter called the Grantee, her 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. 112 on the Map of Corinne Place, of record in Book 332, Page 1, Register's Office for said County, to which Plan reference is hereby made for a more Complete and accurate description.

Being the same property conveyed to Emily Whitcomb, a single person, by Warranty Deed from Thomas Lynn Reuschling and wife, Dorothy Ellen Reuschling, of record in Book 7359, Page 401, in the Register's Office of Davidson County, Tennessee, dated September 22, 1987 and recorded on September 23, 1987.

This is improved property located at: **2211 A Gladstone Avenue, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 28th day of March, 2022.

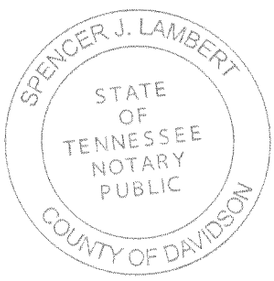
GRANTOR:

Emily Whitcomb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emily Whitcomb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of March, 2022.



Notary Public
My Commission expires: 11/6/24

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 March 28, 2022.

Affiant Signature

Date: 3/28/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 28, 2022.

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

