WARRANTY DEED

Karen Johnson Davidson County
Batch# 859830 DEEDWARR
05/20/2022 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20220520-0059048

Y-VRES-22-237

STATE OF MN
COUNTY OF DAKOTA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-31-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TIMOTHY TAYING YANG
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Austin Littrell and Elizabeth Littrell	**New Owner**	
(NAME)	(NAME)	**060-11-0-001.00**
237 Kennith Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEVERLY J. WRIGHT (a/k/a BEVERLY JO WRIGHT-WIBKING), A WIDOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES AUSTIN LITTRELL AND ELIZABETH LITTRELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 79 on the Plan of Hillhurst Acres, Section 4, of record in Book 2331, page 136, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the Northerly margin of Kennith Drive, said point being the common corner of lots 79 and 80; thence with the line between said two lots Northwardly 180.0 feet to a point said point being at the common corners of Lot Nos. 78, 79 an 80; thence Westwardly 171.5 feet to the Easterly margin of Lyndale Drive; thence with the Easterly margin of said Lyndale Drive, Southwardly 169.2 feet to the beginning of a curve; thence around said curve to the left 39.27 feet to the Northerly margin of Kennith Drive; thence with the Northerly margin of said Kennith Drive, Eastwardly 175.7 feet to the point of beginning.

Being the same property conveyed to Wilbur H. Wright and wife, Beverly J. Wright by Warranty deed from Claude R. Dunn and wife, Martha L. Dunn of record in Book 6575, page 925, Register's Office for Davidson County, Tennessee, dated June 03, 1985 and recorded on June 06, 1985. The said Wilbur H. Wright having since died on August 27, 2017 leaving Beverly J. Wright as the sole tenant by the entirety. Beverly J. Wright also being known as Beverly Jo Wright-Wibking.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 136, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2545, Page 111 and in Book 2640, Page 313, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Right of Way for utilities of record in Minute Book 45, Page 572, in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **237 Kennith Dr, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 11th DAY OF MAY, 2022.

Beverly J. Wright by Konni Jo Bryant, Attorney-In-Fact

Beverly J. Wright by Konni Jo Bryant,
Attorney-In-Fact

Durable General Power of Attorney filed of record in Instrument No. 202205200059047, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KONNI JO BRYANT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BEVERLY J. WRIGHT, and who acknowledged he/she/they executed the same as the free act and deed of the said BEVERLY J. WRIGHT.

Witness my hand and official seal, this the 11th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Stephanie Woodall, 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 5/ 13/ 22 (date of document).

Stephanie Woodall

Affiant Signature

Date 5/ 13/ 22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of May, 2022.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

