Karen Johnson Davidson County
Batch# 860568 DEEDWARR
05/23/2022 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,204.35
20220523-0059497

WARRANTY DEED

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samantha J. Dover	Amves Corp.	090 08 0 140.00
(NAME)	(NAME)	
740 Croley Drive	1 Neshaminy Interplex Drive Ste. 310	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Trevose PA 19053	
(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 considerations, the receipt of which is hereby acknowledged, I/we Joe D. Wright, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Samantha J. Dover, a married woman hereinafter called the GRANTEE(S), his/her/their 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. 64, on the Plan of Moss Wood Subdivision, as of record in Book 2663, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 50 feet on the easterly side of Croley Drive and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Joe D. Wright and wife, Mary C. Wright by Deed from Mary Baldwin Marchetti and Bettie Baldwin Northern, dated 10/29/1985 and recorded 11/05/1985, of record in Book 6702, Page 680, Register's Office for Davidson County, Tennessee. Mary C. Wright died on 02/01/2021 leaving Joe D. Wright as the surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 740 Croley Drive, Nashville, TN 37209
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 16th day of May, 2022.

Joe D. Wright

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe D. Wright, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of May, 2022.

Notary Public: _____
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/16/2022 (date of document).

Affiant Signature

5-17-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY