Karen Johnson Davidson County
Batch# 900718 DEEDWARR
08/09/2022 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220809-0090419

WARRANTY DEED

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05-22-2024
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: MAY 22, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bridgette N. Wright and Emmond Wills	Mortgage Research Center, LLC dba Veterans United Home Loans	Parcel ID: 10801005100
(NAME) 934 Shauna Drive	(NAME) 1400 Veterans United Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Emmett Wills, Jr and wife, Elizabeth L. Wills**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bridgette N. Wright and Emmond Wills, wife and husband,** 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:

Being Lot No. 4 as shown on the plan of Malvin Heights of record in Book 2330, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emmett Wills Jr. and wife, Elizabeth L. Wills, by Warranty Deed from James S. Martin, married, of record in Instrument No. 20021107-0137250, in the Register's Office of Davidson County, Tennessee, dated October 31, 2002 and recorded on November 07, 2002.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 934 Shauna Drive, Nashville, TN 37214

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 our hands this 8th day of August, 2022.

Emmett Wills, Jr

Elizabeth L. Wills

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Emmett Wills, Jr and wife, Elizabeth L. Wills, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of August, 2022.

KOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05-02-2024
MAURY COUNTY

Notary Public

My Commission Expires: 5-2-2024

(SEAL)

Certificate of Authenticity

I, **Doné Oglesby**, 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 **August 8, 2022**.

Date

Affiant Signature

08/09/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **9th** day of **August**, 20**22**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026