Karen Johnson Davidson County
Batch# 904053 DEEDWARR
08/16/2022 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220816-0092691

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

File #22-KA-6110-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James B. Wright and Veronica L. Wright (NAME)	Novus Home Mortgage (NAME)	
6110 Fire Tower Rd (ADDRESS)	2095 Swenson Dr Suite 420 (ADDRESS)	113-00-0-200.00
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Waukesha WI 53186 (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, **BRIAN ROSMAN, AND SPOUSE, TYLER DIEHL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES BARAK WRIGHT AND VERONICA LAURREN WRIGHT, 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 the Twenty-third Civil District of Davidson County, Tennessee, and located on the West margin of Fire Tower Road and East of Buffalo Road and being Tract 5 as shown on the unrecorded plat of the Hilda Prescott property, performed by James Jeffers, Jr. RLS Tennessee Number 1270, of Jeffers Engineering dated June 13, 1987, and being more particularly described as follows:

Beginning on an iron pin located on the Northerly margin of Fire Tower Road (which has a 50 foot wide utility and ingress and egress easement) and said pin being the Northeast corner of the herein described tract and the Southeast corner of Ashworth as evidenced in Deed Book 5480, Page 509 in the Register's Office of Davidson County, Tennessee (RODC), Thence;

Leaving said margin and along the centerline of Fire Tower Road and along the East line the herein described tract South 24 degrees 58 minutes 05 seconds West distance of 525.00 feet to an iron pin, thence;

Leaving the centerline of said road and along the South line of the herein described Tract North 77 degrees 40 minutes 14 seconds West a distance of 471.48 feet to an iron pin set in concrete in the East line of Whitfield as evidenced in Deed Book 5221, Page 895 (RODC), Thence;

Along the common line of Whitfield and the herein described Tract North 05 degrees 28 minutes 30 seconds East a distance of 402.02 feet to an iron pin in the South line of Ashworth, Thence;

Along the common line of Whitfield and the herein described Tract South 87 degrees 49 minutes 05 minutes East a distance of 644.51 feet to an iron pin, the beginning, containing 5.74 acres more or less according to a survey by James Jeffers Jr. RLS, Tenn. No. 1270 of Jeffers Engineering dated 6-13-87.

Being the same property conveyed to Brian Rosman and Tyler Diehl, joint tenants with rights of survivorship, by Quitclaim Deed from Brian Rosman of record in Instrument No. 20180301-0019087 Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on March 01, 2018.
This conveyance is subject to:
*Easement and Maintenance Agreement of record in Book 8668, Page 869, and as amended at Book 8895, Page 855, and re-recorded in Book 8917, Page 210, in the Register's Office for Davidson County, Tennessee.
*Utility Easement of record in Instrument No. 20000320-0028390, in the Register's Office for Davidson County, Tennessee.
*50 foot wide Utility and Ingress and Egress Easement as described in deed of record in Instrument No. 20180301-0019087 Register's Office for Davidson County, Tennessee.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6110 Fire Tower Road, Nashville, TN 37221**.

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 10th day of August, 2022.

Brian Rosman

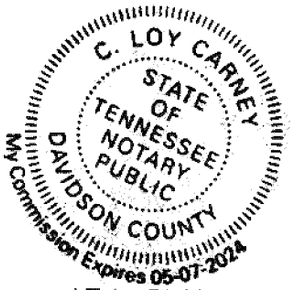
Tyler Diehl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2022, before me personally appeared Brian Rosman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of August, 2022.

Notary Signature
My commission expires:

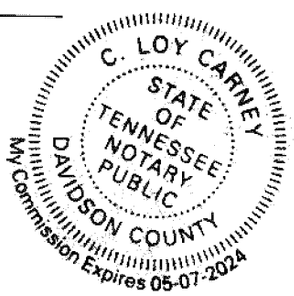


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2022, before me personally appeared Tyler Diehl, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of August, 2022.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 16, 2022 (date of document).

Affiant Signature

August 16, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16 day of August, 2022.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025

202208160092691