EPARED BY: (RETURNED TO
BANKERS TITLE & ESCROW CORI
5107 MARYLAND WAY, SUITE 11
BRENTWOOD, TN 37027

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62758
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Leighton K. Lancaster Joseph Y. Bryant 2713 Woodlawn Drive Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10415041100

Karen Johnson Davidson County
Batch# 905974 **DEEDWARR**
08/22/2022 10:21:32 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20220822-0094348

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$800,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Meera R. Wright and Jesse P. Wright, wife and husband,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Leighton K. Lancaster and Joseph Y. Bryant, joint tenants with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 and the westerly 6 1/4 feet of Lot No. 7 on the Plan of Subdivision of Lots No. 12, 13, 14 and 15 of Belair, as of record in Plat Book 547, apge 96, Register' s Office for said County, described as follows:

Said Lot No. 8 and the westerly 6 1/4 feet of Lot No. 7 front 62 1/2 feet on the southerly side of Belair Avenue, now known as Woodlawn Avenue, and runs back between parallel lines along the easterly margin of 28th Avenue, 200 feet to a dead line.

Being the same property conveyed to Meera R. Wright and Jesse P. Wright, wife and husband, by Warranty Deed from R. Davis Mello and wife, Krista Mello, dated August 31, 2015 and recorded on September 4, 2015, of record in Inst. No. 20150904-0090468, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 96, said Register's Office.

This is improved property, known as 2713 Woodlawn Drive, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of August, 2022.

Meera R. Wright

Jesse P. Wright

State of Tennessee

County of Davidson

On this this 19th day of August, 2022. before me the undersigned authority, personally appeared Meera R. Wright and Jesse P. Wright, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $800,000.00.

Affiant

Sworn and subscribed before me this 19 day of August, 2022.

Notary

My Commission Expires: 3/7/26

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY