Karen Johnson Davidson County
Batch# 906740 DEEDWARR
08/23/2022 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220823-0095205

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2022.

Julie Bailey
Notary Public

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

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

G-VRES-22-123

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Morgan Chelsea Wright	First Bank	
(NAME)	(NAME)	**147-16-0A-023.00-CO**
123 McMurray Circle	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(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, **CHRISTOPHER J. ROSADO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MORGAN CHELSEA WRIGHT AND WILLIAM TYLER WRIGHT, WIFE AND HUSBAND** , 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 Unit No. 23 on the Plan of McMurray Court, a de Minimus Planned Unit Development, of record in Book 6250, Page 230, (amended in Book 6606, Page 144), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher J. Rosado, unmarried by Warranty deed from Donna Fay Flohr, unmarried of record in Instrument No. 20130507-0045957 Register's Office for Davidson County, Tennessee, dated May 05, 2013 and recorded on May 07, 2013.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 6250, Page 230, as amended in Book 6606, Page 144, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6446, Page 539, as amended in Book 6481, Page 849, Book 7325, Page 261, Book 7338, Page 23, Book 8631, Page 850, Book 11013, Page 61 and Instrument No. 20071001-0116683, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Instrument No. 20071001-0116682, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 6468, Page 196, as amended in Book 7529, Page 439, in the Register's Office for Davidson County, Tennessee.
- Conveyance of all common area to HOA of record in Book 6481, Page 851, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6450, Page 955, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **123 McMurray Circle, Nashville, Tennessee 37211**.

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 17th DAY OF AUGUST, 2022.

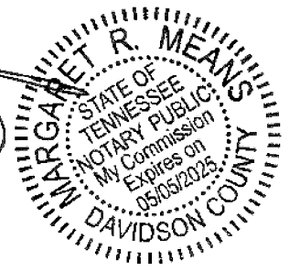
Christopher J. Rosado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER J. ROSADO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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

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 23, 2022 (date of document).

Affiant Signature

August 23, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23 day of August, 2022.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC
ELLA S. WHITFIELD
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025