Karen Johnson Davidson County
Batch# 911807 DEEDWARR
09/02/2022 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220902-0098923

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842161**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 1st day of September, 2022. Notary Public My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Address New Owner: Myles S. King and Ligia Janeth Harper 271 Garry Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 134 13 0 065.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry Wayne Wright, Jr., married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Myles S King and Ligia Janeth Harper, married as tenants in common,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 153, Kenilworth Estates, Section One, according to plat and survey appearing of same appearing of record in Book 2900, Pages 105 and 106, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Terry Wayne Wright, Jr., unmarried, by Quitclaim Deed from Howard D. Wall and Sally J. Wall, husband and wife, of record in Instrument No. 20190322-0026306, in the Register's Office of Davidson County, Tennessee, dated March 19, 2019 and recorded on March 22, 2019.

Dior Wright joins in this conveyance for the purpose of conveying all right, Title and interest in and to the above described property as spouse of Terry Wayne Wright, Jr.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kenilworth Estates, Section One, as recorded in Plat Book 2900, Page(s) 105 and 106.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3103, Page 610.

This is improved property located at 271 Garry Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of September, 2022.

Terry Wayne Wright, Jr.

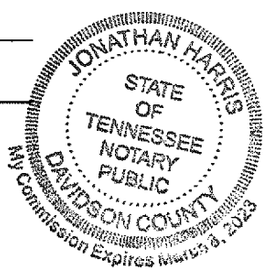
Dior Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry Wayne Wright, Jr. and Dion Wright, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2022.

Notary Public
My Commission Expires: 03/08/2023



- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 09/01/2022 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/01/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of September, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

