This instrument prepared by:
Christopher Cantrell, Attorney At Law
1095 South Walnut Avenue
Ste C.
Cookeville, TN 38501
(931) 854-9377
2022-22792-2/

Karen Johnson Davidson County
Batch# 912981 DEEDWARR
09/07/2022 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220907-0100122

_____ above for recording information _____

WARRANTY DEED

THIS DEED, made and entered into as of **September 1, 2022** by and between **Jason Michael Palmer and Elizabeth Anne Palmer (AKA Elizabeth Ann Palmer), husband and wife** hereinafter known as the Party of the First Part, and, **Dylan Wright and Alexis Wright, husband and wife**, hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property:

Tax ID#: Map 128 02, Parcel 018.00

SITUATED, LYING AND BEING that certain tract or parcel of Land in Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Thousand Oaks Estates, of record in Plat Book 3700, Pages 82 and 83, Register's Office for said County, to which reference is hereby made for a more complete description.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 3700, Pages 82 and 83, Register's Office for Davidson County, Tennessee.
• Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 4056, Page 371 (erroneously stated at Book 4046, Page 371 in prior deeds of record), Book 4072, Page 318, Register's Office for Davidson County, Tennessee.
• County Taxes for subsequent years, a lien not yet due and payable.
• Any and all existing easements and restrictions as shown of record not stated herein.

Being the same property conveyed to Jason Michael Palmer and Elizabeth Anne Palmer, Husband and Wife by Warranty Deed dated October 21, 2016 from Janet Davidson, Executrix of The Estate of Maryanne S. Davidson, recorded October 28, 2016, in Instrument No. 20161028-0114245, in the Official Records of Davidson County, Tennessee. Scrivener's Affidavit, recorded on February 9, 2017 in Instrument No. 20170209-0013743, in the Official Records of Davidson County, Tennessee.

By executing this Deed Elizabeth Anne Palmer, hereby states and affirms that she is the same identical person identified as Elizabeth Ann Palmer in the current Deed of record for the subject property.

TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever. The Party of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2022 shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

GRANTOR(S):

Jason Michael Palmer

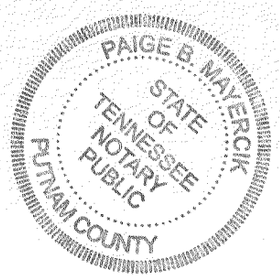
Elizabeth Anne Palmer

STATE OF TENNESSEE
COUNTY OF PUTNAM

On this 1st day of September, 2022, before me personally appeared Jason Michael Palmer and Elizabeth Anne Palmer, 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 1st day of September, 2022.

Notary Signature
My commission expires: 10-18-2022



STATE OF TENNESSEE
COUNTY OF Putnam

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$625,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

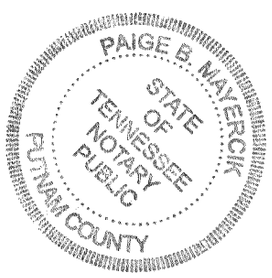
Witness my hand, at office, this 1st day of September, 2022.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this 1st day of September, 2022.

My commission expires:
10-18-2022

Notary Public



NAME AND ADDRESS OF PROPERTY OWNER:
Dylan Wright and Alexis Wright
300 Forrest Valley Dr.
Nashville, TN 37209

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Same as owner

True Copy Certification

I, **Diane March,** 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 this the 1st day of September, 2022.

Affiant Signature
Date 09/01/2022

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES:

