Karen Johnson Davidson County
Batch# 923881 DEEDWARR
09/30/2022 12:03:50 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20220930-0108129

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

~~Prepared by:~~
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4959-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Paul J. Wright and Katherine M. Wright	NEW OWNER	10410004400
(NAME)	(NAME)	
3515 Byron Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Two Hundred Fifty Thousand And No/100 Dollars ($1,250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, STEPHANIE S. HAMILTON, TRUSTEE OF THE STEPHANIE S. HAMILTON LIVING TRUST DATED JULY 16, 2019, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL J. WRIGHT AND KATHERINE M. WRIGHT, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Elmington Place Subdivision, of record in Book 547, Page 59, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the Southerly side of Byron Avenue and runs back 175-1/2 feet on the Easterly line and 167-2/3 feet on the Westerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Stephanie S. Hamilton and/or Lauri M. Kraft, Trustees of the Stephanie S. Hamilton Living Trust by Quitclaim deed from Stephanie S. Hamilton of record in Instrument No. 20190731-0075534 Register's Office for Davidson County, Tennessee, dated July 16, 2019 and recorded on July 31, 2019. Either Trustee is authorized to execute this instrument on behalf of the Trust.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3515 Byron Avenue, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 26 day of September, 2022.

Stephanie S. Hamilton

Stephanie S. Hamilton, Trustee of the Stephanie S. Hamilton Living Trust dated July 16, 2019

STATE OF MINNESOTA

COUNTY OF HENNEPIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephanie S. Hamilton,** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Stephanie S. Hamilton Living Trust dated July 16, 2019,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Stephanie S. Hamilton,** as such **Trustee.**

Witness my hand and official seal this the 26 day of September , 2022.

My Commission expires 1-31-27

Notary Public

JOHN A WILSON
Notary Public
Minnesota
My Commission Expires
Jan 31, 2027