Karen Johnson Davidson County
Batch# 926191 DEEDWARR
10/05/2022 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.96
20221005-0110083

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227536

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$299,990.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

THIS INDENTURE, made this 23rd day of September, 2022, among:

VICTORIA L. WRIGHT FKA VICTORIA L. SHEPARD, A SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

EMMA R. STUART, A SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit No. 11 as shown on a plan entitled "Horizontal Property Regime, Private Element Plat, Nashboro Village- Tract 7" of record in Plat Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Victoria L. Shepard, a single woman by Warranty Deed from Kimberly A. Dunlap Borders, dated December 30, 2019, of record in Instrument No. 20191231-0134810, Register's Office for Davidson County, Tennessee. The said Victoria L. Shepard is now known as Victoria L. Wright.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Victoria L. Wright

Victoria L. Wright

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 15th day of September, 2022.

Bethany D Scott

Notary Public
My Commission Expires: 3-28-26



Owner Name & Property Address:

Name: Emma Stuart
Address: 2142 Nashboro Blvd.
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

Name: Same as new owner
Address: _____
City, State, Zip: _____

Tax ID: 135-12B-011.00

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **September 15, 2022**.

EYerger

Affiant Signature

October 5, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

5th day of **October**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024