WARRANTY DEED

Karen Johnson Davidson County
Batch# 933622 DEEDWARR
10/25/2022 01:43:30 PM 5 pgs
Fees: $28.00 Taxes: $502.46
20221025-0115725

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$135,800.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF October, 20 22

Notary Public

MY COMMISSION EXPIRES: 3.3.2025 (AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Waddell Wright	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	06916018800
435 S. Front St (ADDRESS)	(ADDRESS)	
Mphs, TN 38104 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Beth C. McClain Daniels, Dianne B McClain, and Prince L. Bell, Jr.**, HEREINAFTER CALLED THE GRANTOR(S), HAVEBARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Waddell Wright**, a single man, HEREINAFTER CALLED THE GRANTEE, 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. 18 on the Plan of J. J. Pate's Subdivision of Lots Nos. 9-12 and 20-23 of G.T. Sheegogs Subdivision, as of record in Plat Book 421, Page 191, as shown on Plat of record in Plat Book 843, Page 43, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Bernice M. McClain and Prince L. Bell, Jr., by virtue of that certain Quit Claim Deed dated October 19, 2009, and being of record at Instrument No. 20091026-0098449 in the Register's Office of Davidson County, Tennessee. Bernice M McClain died intestate on June 20, 2013 leaving Milton McClain, Jr. (spouse) and two children, Dianne B. McClain and Beth C McClain Daniels by Affidavits of Heirship of record at Instrument Nos 202210250115722 and 202210250115723 in said Register';s Office, Tennessee. The said Milton McClain, Jr. conveyed his interest to Beth C. McClain Daniels by Quit Claim Deed of record at Instrument No. 202210250115724 in said Register's Office, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1810 County Hospital Rd. Nashville, TN 37218
(House Number) (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 heirs 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 24th day of October, 2022.

Beth C McClain Daniels

Beth C McClain Daniels

STATE OF GEORGIA
COUNTY OF Gwinnett

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **BethC McClain Daniels** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of October, 2022.

Tameika Jackson
Notary Public

My Commission Expires: 3/17/2025

TAMEIKA JACKSON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 17, 2025

Witness my hand this 24th day of October, 2022.

Dianne B McClain

Dianne B McClain

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Dianne B McClain** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of October, 2022.

Notary Public

My Commission Expires: 3-3-2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my hand this 22nd day of October, 2022.

Prince L Bell Jr.

Prince L. Bell, Jr.

RR

STATE OF Texas
COUNTY OF Bell

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Prince L. Bell, Jr.**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of October, 2022.

Rashid Rauf

Notary Public

My Commission Expires: 09/27/2025

NOTARY PUBLIC STATE OF TEXAS

RASHID RAUF

ID NUMBER
133354378
COMMISSION EXPIRES
September 27, 2025

Notarized online using audio-video communication

Certificate of Authenticity

I, Holly A. Mason, 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 October 24, 2022.

Affiant Signature

10/24/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of October, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022