Karen Johnson Davidson County
Batch# 958436 DEEDWARR
01/05/2023 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230105-0001110

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Nguyet Robledo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day January 2023 .

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Megan A. Hedrich	Ally Bank	084-01-0-093
(NAME)	(NAME)	
838 Rose Park Drive	601 S. Tryon St. Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Charlotte, NC 28202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Dennis W. Bright, unmarried** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Megan A. Hedrich, a single woman**, hereinafter called the GRANTEE(S), his/her/their 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. 63 on the Plan of Rose Estates, Section I, as of record in Book 3600, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mattie E. Bright, unmarried by Warranty Deed from Cooper Wright and wife, Jimmie Wright, dated 07/31/2002, of record in Instrument 20020806-0094430, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mattie E. Bright, Reserving a life estate and Remainder in Fee Simple to Dennis W. Bright by Quitclaim Deed from Mattie E. Bright, dated 09/14/2007, of record in Instrument 20071018-0123612, Register's Office for Davidson County, Tennessee. The said Mattie E Bright having since died on 2/7/2022 leaving Dennis W. Bright the sole surviving tenant.

This conveyance subject to all matters shown on the plat of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 838 Rose Park Drive, Nashville, TN 37206

File No.: 1894093
Warranty Deed TN

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 4-day January 2023 .

Dennis W. Bright

Dennis W. Bright

State of Tennessee
County of Rutherford

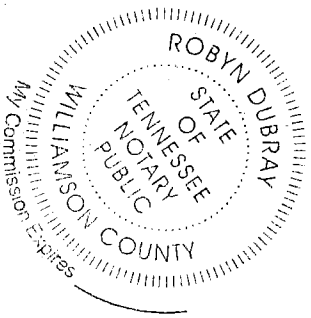
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis W. Bright, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of January, 2023.

Robyn Dubray

Notary Public:
My Commission Expires: 1-19-2025

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 January 4, 2023

Affiant Signature

January 5, 2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 5th day of January, 2023.

Notary Public

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: FEBRUARY 24, 2026

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