This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone

(615)413-9589 fax

Karen Johnson Davidson County
Batch# 964100 DEEDWARR
01/24/2023 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230124-0005544

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEFFREY K. HITCHCOCK AND DANIEL R. HITCHCOCK**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACK WRIGHT. a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 16 ON THE PLAN OF TOWNHOMES AT WINDSOR, OF RECORD IN PLAT BOOK 8250, PAGE 995 AND AMENDED IN INSTRUMENT NO. 20010813-0086903, REGISTER'S OFFICE FOR SAID COUNTY, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY K. HITCHCOCK AND DANIEL R. HITCHCOCK, BY QUITCLAIM DEED FROM SUSTAINABLE SANDBOX, LLC, DATED JUNE 3, 2020, OF RECORD IN INSTRUMENT NO. 20200604-0057443, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property know as: **219 WYNDOM COURT, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of January, 2023.

JEFFREY K. HITCHCOCK

DANIEL R. HITCHCOCK

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JEFFREY K. HITCHCOCK and DANIEL R. HITCHCOCK, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville (City), Tennessee (State), on this the 23rd day of January, 2023.

Notary Public
My Commission Expires: 7-2-24

DAVID KIMBROUGH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is **$ 305,000.00**.

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2023.

NOTARY PUBLIC
My commission expires 10/11/2024

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner(s) as follows:
JACK WRIGHT

219 Wyndom Court

Goodlettsville, TN 3

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 026060A/01600CO

Certificate of Authenticity

I, Joshua A. Terry, 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 1/23/2024.

Affiant Signature

1/24/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/24/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON