Karen Johnson Davidson County
Batch# 966640 DEEDWARR
02/03/2023 10:43:30 AM 4 pgs
Fees: $23.00 Taxes: $980.50
20230203-0007982

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2023.

Notary Public
MY COMMISSION EXPIRES: 3/1/25
File No. 23-17919

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Dana Wright, Monica Kay Wright, and Jill Heckert (NAME)	CMG Mortgage, Inc. dba CMG Home Loans (NAME)	061-05-0A-113.00 CO
4245 Grays Point Road (STREET ADDRESS)	810 Crescent Centre Drive, 320 (STREET ADDRESS)	
Nashville, TN 37080 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Chevelle Capers, William Carter, P. Renee Williams, Solon Carter, Darrell Carter, Jeffrey Carter, Anaya McCreary, and Tianna Carter, Heirs at Law of Peggy S. Carter,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Dana Wright and Monica Kay Wright, husband and wife, and Jill Heckert, an unmarried woman, as tenants in common with rights of survivorship,** 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. 15 on the Plan of Poplar Glen, Phase 4, of record in Plat Book 7900, Page 392, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Peggy S. Carter, unmarried, by Warranty Deed from Shirley Ann Smith, unmarried, dated 5/10/2013 and recorded 5/17/2013 in Instrument No. 20130517-0049676, Register's Office for Davidson County, Tennessee.

The said Peggy S. Carter having since died, intestate, on November 6, 2022, leaving subject property vested in her heirs at law, Chevelle Capers, P. Renee Williams, William Carter, Solon Carter, Darrell Carter, Jeffrey Carter, Tianna Carter and Anaya McCreary. See Affidavit of heirship recorded in Instrument Number ___202302030007980_, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Darrell Carter is signed by his duly appointed Attorney-in-fact Phyllis Renee Williams, pursuant to the Power of Attorney recorded in Instrument Number __202302030007981_, said Register's Office.

This is improved property, known as 708 Maple Place, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 2nd day of February, 2023.

Chevelle Capers
Chevelle Capers

William Curtis Carter
William Carter

P. Renee Williams
P. Renee Williams

Solon Carter

Darrell Carter by Phyllis Renee Williams, his Attorney in Fact
Darrell Carter by Phyllis Renee Williams, his Attorney-In-Fact

Jeffrey Carter

Anaya McCreary

Tianna Carter

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 2nd day of February, 2023, before me personally appeared Chevelle Capers, William Carter, P. Renee Williams, Solon Carter, Jeffrey Carter, Anaya McCreary and Tianna Carter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of February, 2023.

Notary Signature
My commission expires: 6/17/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 2nd day of February, 2023, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named, Phyllis Renee Williams, attorney-in-fact for Darrell Carter, with whom I am personally acquainted, and who acknowledged that Phyllis Renee Williams executed the within instrument for the purposes therein contained, and who further acknowledge that Phyllis Renee Williams is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of February, 2023.

Notary Signature
My commission expires: 6/7/25



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 2/2/23 (date of document).

Affiant Signature

2/2/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2nd day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

