This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
210 Robert Rose Drive, Suite B
Murfreesboro, TN 37129
File Number: 2-20654-MC

Karen Johnson Davidson County
Batch# 984818 DEEDWARR
03/27/2023 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20230327-0022137

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

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

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brittany K. Wright 621 Palisades Court Brentwood, TN 37027	Pinnacle Bank 150 3rd Avenue South, Suite 1000 Nashville, TN 37201	160 16 0B 094.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **TN Investment Group LLC, a Tennessee Limited Liability Company** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brittany K. Wright, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 118, Revision One, Section One, Brentwood Chase, R20 Residential P.U.D, of record in Plat Book 9700, Page(s) 936 through 941, inclusive, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to TN Investment Group, LLC, by Warranty Deed from The Estate of Eleanor Jan Pitts Mathews, of record in Instrument No. 20230208-0009163, in the Register's Office of Davidson County, Tennessee, dated February 02, 2023 and recorded on February 08, 2023. And the said Jan P. Mathews died intestate on July 21, 2020. Her Estate being administered in Docket No. 20P1405 in the Seventh Circuit Court for Davidson County, Tennessee. John William Mathews Conveys, in his capacity as Administrator, the subject property per, "Petition to Sell Real Estate to Pay Debts", in the aforementioned probate case. The said John William Mathews further joins in this conveyance in his individual capacity in order to convey any and all potential interest he may have as the sole surviving heir-at-law of Jan P. Mathews.

This is ☒ improved or ☐ unimproved property located at: **621 Palisades Court, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2023.

GRANTOR:

TN Investment Group LLC, a Tennessee Limited Liability Company

By: _____
Robert B. Fletcher, Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Robert B. Fletcher, Member** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Member of TN Investment Group, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of March, 2023.

_____
Notary Public
My Commission expires: 9/16/23

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202303270022137

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 03/24/2023 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 03/24/2023

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 24 **day of** March **,** 2023**.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM