Return to:
POST RECORDING
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 987808 DEEDWARR
04/03/2023 01 03 18 PM 2 pgs
Fees $13 00 Taxes $1,524 40

20230403-0024004

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF March, 2023

NOTARY PUBLIC
My Commission expires 03/09/2027

BRIAN D MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
L Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File 23020034

Address of New Owner
Valerie Crawford
1104 Cheyenne Boulevard
Madison, TN 37115

Send Tax Bills To:
Same

Tax Information:
052-04-0-094 00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10 00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Wendy Wright and Kevin Wright, Wife and Husband,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Valerie Crawford, a single person,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit.

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of Resubdivision of Bobby's Place-Cheyenne Boulevard of record in Instrument No 20130430-0043148, 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 Wendy Wright and Kevin Wright, Wife and Husband, by Warranty Deed from Laura Hicks, a single woman, dated 05/23/2016 and recorded on 06/06/2016 in Instrument No 20160606-0056734, Register's Office for Davidson County, Tennessee

This is property generally located
1104 Cheyenne Boulevard, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1 2023 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s)
2 Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20130430-0043148, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3569, Page 87, Register's Office for Davidson County, Tennessee.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Wendy Wright and Kevin Wright** have caused this instrument to be executed, this the 29 day of March, 2023.

Wendy Wright

Wendy Wright

Kevin Wright

Kevin Wright

STATE OF New York
COUNTY OF Dutchess

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Wendy Wright and Kevin Wright,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 29 day of March, 2023.

My Commission expires: 08/30/2025

NOTARY PUBLIC

BRIAN J WRIGHT
Notary Public - State of New York
NO 01WR6421407
Qualified in Dutchess County
My Commission Expires Aug 30, 2025