Name and Address of New Owner:
John Mark Bailey, Jr. and Haily Nicole Crego
1744 Stone Hollow Court
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1002648 DEEDWARR
05/12/2023 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,507.75
20230512-0035633

Send Tax Bills To:
Wesley Mortgage, LLC
9009 Carothers Pkwy, Suite A-3
Franklin, TN 37067

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 064160D04200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jennifer Wright and Harold Keith Wright, II, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Bailey, Jr. and Haily Crego, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County. Tennessee. being Lot No. 231 on the Plan of Section One. Truxton Park of record in Instrument No: 20001026-0106272. Register's Office for said County. to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jennifer Wright and Harold Keith Wright, II, wife and husband by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders. a Tennessee Corporation, dated May 30, 2001, of record in Instrument No. 20010605-0058881, Register's Office for Davidson County. Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1744 Stone Hollow Court, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11 day of May, 2023.

(SEAL)
Jennifer Wright

(SEAL)
Harold Keith Wright, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11 day of May, 2023, before me personally appeared Jennifer Wright and Harold Keith Wright II, 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 11 day of May, 2023.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $407,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires: 3-3-26

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 May 12, 2023.

Karen Suggs

(AFFIANT) – Karen Suggs

05/12/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 12th day of May, 2023.

My commission expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY