Name and Address of New Owner:
Peter Alena and Eliza Gilbert
5529 Mulligan Court
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1022495 DEEDWARR
07/05/2023 09:53:30 AM 4 pgs
Fees: $23.00 Taxes: $2,267.18
20230705-0051191

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 085-04-0A-436-00

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, **Candace Allen Wright, a single woman and Marcello K. Wright, Jr, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Peter Alena, and Eliza Gilbert, both unmarried, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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. 436, on the plan of REVISION TO THE FINAL PLAT THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD) PHASE 2, SECTION 1 PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument 20181217-0122497, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Candace Allen Wright and Marcello K. Wright, Jr., wife and husband, by Quitclaim Deed dated September 22, 2020 from Candace Allen aka Candace Allen Wright, recorded September 24, 2020 in Instrument No. 20200924-0109995 in the Register's Office. Reference is hereby made to divorce action styled Marcello Keith Wright, Jr. vs. Candace Allen Wright, Docket No. 22D-974 in the Fourth Circuit Court for Davidson County, Tennessee, filed February 24, 2023.

Being the same property conveyed to Candace Allen, a married woman, by Warranty Deed dated September 22, 2020 from Meritage Homes of Tennessee, Inc., an Arizona corporation, recorded September 22, 2020 in Instrument No. 202009220-0108838 in the Register's Office.

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 29th day of June, 2023.

(SEAL)
Candace Allen Wright

Marcello K. Wright, Jr. (SEAL)
Marcello K. Wright, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2023, before me personally appeared Candace Allen Wright, 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 29th day of June, 2023.

Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TEXAS
COUNTY OF DALLAS

On this 22nd day of June, 2023, before me personally appeared Marcello K. Wright, Jr., 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 22nd day of June, 2023.

Notary Signature
My commission expires: March 8, 2026

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS

Janice Deans
Electronic Notary Public
State of Texas
Commission #: 12414779-8
Commission Expires: 03/08/2026

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ TEXAS)
)
COUNTY OF ~~DAVIDSON~~ DALLAS)

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 $612,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marcello K. Wright, Jr.

(Affiant) Marcello K. Wright, Jr.

Sworn to and subscribed before me this ~~29th~~ 22nd day of June, 2023.

Janice Deans

Notary Public
My commission expires: March 8, 2026
File No. 2023-6041-RS

Notarized online using audio-video communication

NOTARY PUBLIC * STATE OF TEXAS *

Janice Deans
Electronic Notary Public
State of Texas
Commission #: 12414779-8
Commission Expires: 03/08/2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/30/23 (date of document).

Regina Sullo
Affiant Signature

7/5/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 5th day of July, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026