WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Deborah Barth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2023

Notary Public

MY COMMISSION EXPIRES 11/19/2025
(AFFIX SEAL)

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1035764 DEEDWARR
08/08/2023 10 40 41 AM 2 pgs
Fees $13 00 Taxes $1,406 00

20230808-0061360

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Lou Ann Kitchin and David Kitchin and Lucinda Kitchin	SAME	84-4-A-320 00
(NAME)	(NAME)	
320 Autumn Chase Drive	320 AUTUMN CHASE DR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	NASHVILLE TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No. 20230444

For and 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 hereby acknowledged, I/we, **Charles E. Wright II, Trustee of the Sallie M. Wright Trust Dated 06/14/2019** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Lou Ann Kitchin and David Kitchin and Lucinda Kitchin, as joint tenants 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 .

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit No. 320 of Autumn Chase Condominiums, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Autumn Chase Condominiums, recorded as Exhibit B and described in a Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7718, page 418, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. The easements, restrictions, conditions and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in Master Deed and By-Laws appended thereto, of record in Book 7718, page 418, said Register's Office, and made a part of the same as though copied herein.

BEING the same property conveyed to Charles E. Wright and Sallie M. Wright by Warranty Deed from Shawn Rosson and Teresa Rosson, dated September 26, 2016 and filed of record in Instrument No. 20160930-0103577, Register's Office for Davidson County, Tennessee. The said Charles E. Wright having died on or about 10/20/2018, leaving the said Sallie M. Wright, the surviving tenant by the entirety and sole owner of said land. Sallie M. Wright conveyed said property to Sallie M. Wright and Charles E. Wright II, Trustees of the Sallie Wright Trust Dated 06/14/2019, by Quitclaim Deed dated June 14, 2019 and filed of record in Instrument No. 20190617-0058022, said Register's Office.

RESTRICTIONS.

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Autumn Chase Condominiums and filed of record in Book 7718, page 418, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat. Rights of others in and to common areas and/or elements.

Unimproved ☐

This is improved ☒ property, known as 320 Autumn Chase Drive, Nashville, TN 37214
(House No) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of August, 2023

Charles E. Wright II, Trustee of the Sallie M. Wright Trust Dated 06/14/2019

BY: _____
Charles E Wright II, Trustee

STATE OF Georgia)

County OF Cobb)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles E. Wright II, Trustees of the Sallie M. Wright Trust Dated 06/14/2019, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of August, 2023.

_____
Notary Public
My Commission Expires. 1/10/27

Diane M Henderson
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 01/10/2027