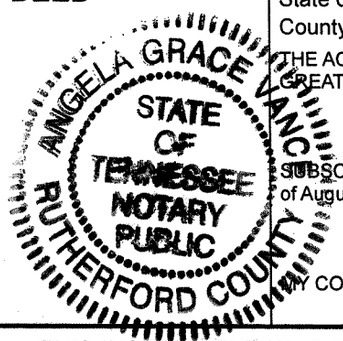
Karen Johnson Davidson County
Batch# 1041431 DEEDWARR
08/22/2023 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.13
20230822-0065609

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $694,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 11-17-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Stephens Barber and James Daniel Barber	New Owner	12809005300
(NAME)	(NAME)	
7801 Indian Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tifanie Jill Wright, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Stephens Barber and James Daniel Barber, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 31, on the plan of Section 1, Dunaway Woods, as shown on plat of record in Plan Book 5200, Page 132, said Register, Register's Office, for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Charles Leon Wright, Jr. and Tifanie Jill Wright, husband and wife by deed dated July 25, 2014 from Peter F. Carr and spouse, Alice G. Carr of record in Instrument No. 20140728-0066554, Register's Office for Davidson County, Tennessee. Charles Leon Wright, Jr., died on May 26, 2022 and is survived by his spouse, Tifanie Jill Wright.

Tifanie J. Wright is also known as Tifanie Jill Wright

unimproved ☐

This is improved ☑ property, known as 7801 Indian Springs Drive, Nashville, TN 37221 AKA 7500 Hallows Drive, Nashville, TN 37221

(House Number) (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 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. 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.

Witness my/our hands this 17th day of August, 2023.

Tifanie Jill Wright

State of Tennessee
County of Davidson

On this 17th day of August, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Tifanie Jill Wright, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 17th day of August, 2023.

Notary Public Justin D. Tatum
My Commission Expires: September 07, 2026

File No.: 23-Barber



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/17/23 (date of document).

Jennifer Russell
Affiant Signature

8/22/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22nd day of August 2023.

Debra Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

