Karen Johnson Davidson County
Batch# 1064916 DEEDWARR
10/26/2023 11:12:30 AM 4 pgs
Fees: $23.00 Taxes: $185.00
20231026-0083875

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2023.

M. L. Schodrosk

Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

M.R. SCHODROSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 935 E. Trinity Lane, Nashville, TN 37207

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Plum Operations LLC, a Tennessee Limited Liability Company | Plum Operations LLC, a Tennessee Limited Liability Company | Parcel ID: 034 10 0 080.00 and |
| (NAME) 203 Point East Drive | (NAME) 203 Point East Drive | |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) Nashville, TN 37216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 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/WE, **Chris Wright, single**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Plum Operations LLC, a Tennessee Limited Liability Company, a Tennessee Limited Liability Company**, 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:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1322 Plum St., Madison, TN 37115

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 our hands this 24th day of October, 2023

Chris Wright

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Chris Wright, single, 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 and official seal, this the 24th day of October, 2023.

M. L. Schodroski

Notary Public

My Commission Expires: 3/3/2026

(SEAL)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

## EXHIBIT "A"

Tract I - Map and Parcel No. 034 10 0 080.00

Land in Davidson County, Tennessee.

Being Lots No. 18 and 19 in Block 3 of the Edenwold Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee. Said Lot No. 18 and 19 front together 50 feet on the South side of Plum Street and run back between parallel lines 100 feet to an alley.

Included in the above description but expressly excluded from this conveyance is in the following described property which was conveyed to James Samuel Stewart, et al, by deed of record in Book 5324, Page 261, Register's Office for Davidson County, Tennessee:

The Westerly 20 feet of Lot 18 in Block 3 of the Edenwold Subdivision of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee. Said westerly 20 feet of Lot 18 fronts 20 feet on the front side of Plum Street and runs back between parallel lines to an alley.

Being part of the same property conveyed to David Shearon from Thomas H. Blanton and wife, Brenda F. Blanton by Warranty Deed, dated April 24, 2006 and recorded on May 1, 2006 in Instrument No. 20060501-0049216, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Jonathan David Shearon from David Shearon by QuitClaim Deed, dated February 26, 2018 and recorded on March 1, 2018 in Instrument No. 20180301-0019129, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Chris Wright, single from Jonathan David Shearon, married by Warranty Deed, dated January 5, 2023 and recorded on January 9, 2023 in Instrument No. 20230109-0001559, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Chris Wright, single from Chris Wright, single by QuitClaim Deed, dated February 7, 2023 and recorded on February 9, 2023 in Instrument No. 20230209-0009497, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Tonya Loftin, 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 10/24/2023.

Date

Tonya Loftin

Affiant Signature

October 26, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of October, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)