This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, TN 37055
P23-0559-D

Karen Johnson Davidson County
Batch# 1089668 DEEDWARR
01/09/2024 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20240109-0001707

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Zachary Saunders
2168 Brookview Drive
Nashville, TN 37214

Send Tax Bills To:
Legacy Home Loans, LLC DBA Steadfast Mortgage
1036 Stearman Drive, Ste 6
White House, TN 37188

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, we,

Shirley Wright and Howard W. Wright, III, wife and husband,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Sarah Saunders and Zachary Saunders, 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:

Lying and being in Davidson County, Tennessee and being Lot No. 63 on the Plan of Section Two, Donelson Meadows of record in Plat Book 2133, Page 100 and 101 in the Register's Office for Davidson County, Tennessee wo which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Shirley Wright and Howard W. Wright, III, wife and husband, by deed from Constance B. Morris, unmarried, dated March 18, 2021 and of record in Instrument No. 20210322-0037795 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the right of way of Brookview Drive and Crestline Drive.

This conveyance is subject to all matters shown on a plat of record in Plat Book 2133, Pages 100 and 101 in the Register's Office for Davidson County, Tennessee.

This is ☐ Unimproved ☒ Improved property known as 2168 Brookview Drive, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO: 2024 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 the 4th day of January, 2024.

Shirley Wright

Howard W. Wright, III

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Wright and Howard W. Wright, III, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this 4th day of January 2024.

NOTARY PUBLIC
My Commission Expires: _____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 23, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $388,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of January, 2024.

Notary Public

My Commission Expires: 07-06-26

Parcel: 084 14 0 040.00

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

True Copy Certification

I, **Pam Autry,** 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 this the 4th day of January, 2024.

Affiant Signature

Date 1/4/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024