WARRANTY DEED

LR-CW-24-1334-1336

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson
Batch # 1107465
03/05/2024 09:51:09 AM
Fees: $13.00 Taxes: $536.50

Davidson County
DEEDWARR
2 pgs

20240305-0015214

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bull Enterprises, LLC	**Same as New Owner**	
(NAME)	(NAME)	
1974 Union Hill Road		**034-10-0-133.00** **034-10-0-134.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRIS WRIGHT, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BULL ENTERPRISES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property 1
Being Lot No. 25, in Block 3 on the Plan of Edenwold Center Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Property 2
Being Lots No. 26, Block 3 on the Plan of Edenwold Center Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being part of the same property conveyed to Chris Wright, single by Quitclaim Deed from Chris Wright, single dated February 8, 2023 and recorded February 9, 2023 in Instrument No. 20230209-0009497, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 8223, Page 614, in the Register's Office for Davidson County, Tennessee. (Lot 26).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1334 & 1336 Plum Street, Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 29th DAY OF FEBRUARY, 2024.

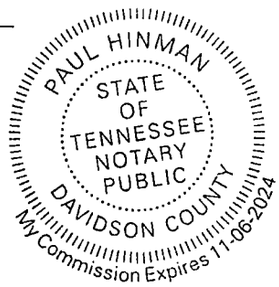
Chris Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS WRIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212