WARRANTY DEED

Karen Johnson
Batch # 1113944
03/22/2024 09:46:19 AM
Fees: $13.00 Taxes: $4,310.50

Davidson County
DEEDWARR
2 pgs

20240322-0019946

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacy W. Hanley, Trustee of the Nancy Richardson Williams 2022 Childrens Trust, dated December 6, 2022	Stacy W. Hanley, Trustee of the Nancy Richardson Williams 2022 Children's Trust	
(NAME) 419 Prestwick Court	(NAME) 3715 Northside Parkway, Bldg. 300 Suite 600	104-14-0H-050.00-CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Atlanta, GA 30327	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DON MARK WRIGHT AND KATHY WRIGHT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STACY W. HANLEY, TRUSTEE OF THE NANCY RICHARDSON WILLIAMS 2022 CHILDRENS TRUST, DATED DECEMBER 6, 2022,** 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 Lying in the 1st Civil District 25th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, namely being Lot No. 15 as shown on Revised Plat of Whitworth Phase 3, Section 2, Plat Book 7900, Page 969, and surveyors' certificate of Correction of record in Book 10270, Page 34, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Don Mark Wright and Kathy Wright by Warranty Deed from Elizabeth Waller of record in Instrument No. 20150706-0065347 Register's Office for Davidson County, Tennessee, dated June 15, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 419 Prestwick Court, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2024-252

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 hand this 24 day of March, 2024

DON MARK WRIGHT

KATHY WRIGHT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Mark Wright and Kathy Wright, the bargainor, 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.

Witness my hand and official seal this 24 day of March, 2024.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

CH2024-252