RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-20187-24

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: BS-DTR-24-116

WARRANTY DEED

'Karen Johnson Davidson County
Batch # 1116522 DEEDWARR
03/28/2024 02:40:10 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20240328-0021750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March 2024

NOTARY PUBLIC

My commission expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DTR Homes, LLC 3428 Dakota Ave Apt 2 Nashville, TN 37209	Same address as new owner	042-13-0-044

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($230,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT M. WRIGHT, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DTR HOMES, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Section 11, Sherry Heights, as of record in Book 2331, page 69, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the westerly margin of Port Drive at the corner of Lots 54 and 55; thence with the line between said lots, westerly 204 feet to a point; thence southerly 206.8 feet to the north margin of Tuckahoe Drive; thence with the margin of the same, easterly 166.6 feet to the beginning of a curve; thence around said curve, northeasterly 37.8 feet to the west margin of Port Drive; thence with the margin of the same northerly 167.6 feet to the point of beginning.

BEING the same property conveyed to Robert M. Wright and wife, EVELYN D. WRIGHT, by deed of record in Book 6696, page 924, Register's Office for Davidson County, Tennessee.

Being further conveyed to Robert M. Wright from Evelyn Darlene Wright by Quit Claim Deed dated 5/2/1990 and recorded 9/6/1990, of record in Book 8190, page 94, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _xx_ improved property, known as: 116 Port Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 27th day of March, 2024

GRANTOR(S)

Robert M. Wright

Robert M. Wright

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Robert M. Wright, 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 seal, this the 27th day of March, 2024.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2025

