24-4851

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

# WARRANTY DEED

Karen Johnson
Batch # 1132882
05/09/2024 11:46:08 AM
Fees: $13.00 Taxes: $925.00
20240509-0034222

Davidson County
DEEDWARR
2 pgs

G-BR-24-720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Madison Mazzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2024.

Tonya Thomas
Notary Public

MY COMMISSION EXPIRES: 10-26-25
(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

**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) |
|---|---|---|
| **720 Rocket Sunshine, LLC** | **Same as New Owner** | |
| (NAME) | (NAME) | **092-06-0-534.00** |
| **175 Boxwood Drive** | 175 BOXWOOD DR. | |
| (ADDRESS) | (ADDRESS) | |
| **Franklin, TN 37069** | FRANKLIN, TN 37069 | |
| (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, **LORENZO WRIGHT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **720 ROCKET SUNSHINE, 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:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Roth's Subdivision of Lot No. 22 in Dr. Boyd McNairy's Addition to Nashville of record in Plat Book 57, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lorenzo Wright, married by Warranty deed from Christopher R. Lee, unmarried of record in Instrument No. 20140327-0025040 Register's Office for Davidson County, Tennessee, dated March 25, 2014 and recorded on March 27, 2014.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **720 Lena Street, Nashville, Tennessee 37208**.

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 1st DAY OF MAY, 2024.

Lorenzo Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORENZO 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 1st of May, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)




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