Karen Johnson Davidson County
Batch# 1136114 DEEDWARR
05/16/2024 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20240516-0036499

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

G-BR-24-1816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/30/2024

(AFFIX SEAL)

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)
Michele Renee Lee	New Owner	
(NAME)	(NAME)	**081-15-0-474-00**
1816 Scovel Street	621 Applejack Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Antioch, TN 37013	
(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 **MICHELE RENEE LEE, A SINGLE WOMAN,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly 31.0 feet of lot No. 37 in Geo Shields Addition to North Nashville, a Plan of which is of record in Book 57, page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 37.0 feet on the north side of Madison (now known as Scovel) Street and extends back between parallel lines 140.0 feet to an alley.

Being the same property conveyed to Lorenzo Wright by Warranty Deed from Betty Seay of record as Instrument No. 20171222-0130631 in the Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on December 22, 2017.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat Map of record in Book 57 Page 62 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1816 Scovel 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 15th 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 15th of May, 2024.

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

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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

Certificate of Authenticity

I, Holly A. Mason, 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 May 15, 2024.

Affiant Signature

5/15/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

