(1)

Name and Address of New Owner:
Chad A Mathews, and Sofia N Pires
1003 Curdwood Boulevard
Nashville, TN 37216
Send Tax Bills To:
Tennessee Trust Mortgage, Inc
1665 Hicks Edgen Rd.
Pleasant View, TN 37146

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1141242 DEEDWARR
05/31/2024 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20240531-0040551

Map & Parcel No: 061-11-0-352-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jonathan Wright and Amanda Wright (who obtained title as Amanda Lazzell) , husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chad A Mathews, an unmarried man and Sofia N Pires, an unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1A on the Plan of Minor Subdivision, Final Plat Re-division of Lot 1, Resubdivision of Lot 12 of George Burrus Subdivision of Lot 81, Maple Home Tract, of record in Instrument #20170801-0078216, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan Wright and Amanda Lazzell, both unmarried, from Green Hills Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated March 19, 2019 and recorded March 21, 2019 in Instrument #20190321-0025902, said Register's Office. Amanda Lazzell is now married to Jonathan Wright and known as Amanda Wright.

Property more commonly known as 1003 Curdwood Boulevard, Nashville TN 37216.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of May, 2024.

_____(SEAL)
Jonathan Wright

_____(SEAL)
Amanda Wright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of May, 2024, before me personally appeared Jonathan Wright and Amanda Wright, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of May, 2024.

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

_____
Notary Signature
My commission expires: September 28, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $635,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of May, 2024.

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

_____
Notary Signature
My commission expires: September 28, 2026

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 31, 2024.

Affiant

Date: May 31, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 31ST day of May, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY