Karen Johnson
Batch # 1160945
07/23/2024 11:49:03 AM
Fees: $13.00 Taxes: $666.00

Davidson County
DEEDWARR
2 pgs

20240723-0055349

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

DM-PP-24-4025

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)
Pilot Properties, LLC	Same as new owner	
(NAME)	(NAME)	**059-09-0-031-00**
204 Point East Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **MINDY WRIGHT, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PILOT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 124 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, page 13, Register's Office for said County being described as follows:

Beginning at a point in the westerly margin of Meadow Hill Drive at the common dividing line between Lot Nos. 124 and 125 on said Plan; thence westerly along said dividing line 120 feet to a point; thence southerly 100.03 feet to a point in the southerly margin of an unnamed street; thence easterly along the northerly margin of said unnamed street, 95.89 feet to the beginning of a curve; thence around said curve, a distance of 38.64 feet to a point in the westerly margin of Meadow Hill Drive; thence northerly along the westerly margin of said Meadow Hill Drive, 73.59 feet to the point of beginning.

Being the same property conveyed to Joyce B. Wright, trustee by Warranty Deed from Barbara P. Holmes, a widow of record in Book 7823, page 332, Register's Office for Davidson County, Tennessee, dated April 18, 1989 and recorded on April 24, 1989.

Being the same property conveyed to Mindy Wright (formerly Mindy Wright Raines) by Quitclaim Deed from Joyce B. Wright, Trustee of record in Instrument No. 20121219-0116922 Register's Office for Davidson County, Tennessee, dated December 18, 2012 and recorded on December 19, 2012.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 4175, Page 13, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4230, Page 545, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4025 Meadow Hill Drive, Nashville, Tennessee 37218**.

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 17th DAY OF JULY, 2024.

Mindy Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MINDY 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 17th of July, 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