Karen Johnson
Batch # 1165646
08/02/2024 09:41:09 AM
Fees: $13.00 Taxes: $3,274.50
DEEDWARR
2 pgs
20240802-0058719

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130

TH... BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240648162

Yefim Kravets
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KR6088174
Qualified in Kings County
My Commission Expires March 03, 2027

STATE OF ~~TENNESSEE~~) NEW YORK
COUNTY OF ~~DAVIDSON~~) Kings

The actual consideration or value, whichever is greater, for this transfer is: $885,000.00.

Affiant

Subscribed and sworn to before me, this ~~1st day of~~ 31 July 2024
~~August~~, 2024.

Notary Public
My Commission Expires: 03 03 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lyvonn Reese 2100 Sheridan Road, Unit B Nashville TN 37206	New Owner	Tax Parcel ID No. 072-16-0X-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adrianne Wright and Daniel Wright, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lyvonn Reese**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of 2100 Sheridan Road Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2100 Sheridan Road Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160324-0027871, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ADRIANNE WRIGHT AND DANIEL WRIGHT, WIFE AND HUSBAND, by deed from BRENT HAMBY AND STEPHANIE HAMBY, HUSBAND AND WIFE, of record in Instrument No. 20200910-0103134, dated September 9, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 072-16-0X-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160324-0027871, said Register's Office.

Matters shown on the Plan of record in Plat Book 1424, page 79, said Register's Office.

This is improved property located at 2100 Sheridan Road, Unit B Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~1st day of August,~~ (Y.K) 31 July 2024.

Adrianne Wright

Daniel Wright

STATE OF New York)

COUNTY OF Kings)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adrianne Wright and Daniel 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, at office, this ~~1st day of August~~ (Y.K) 31 July, 2024.

Yefim Kravets

Notary Public

My Commission Expires: 03 03 -2027.

Yefim Kravets
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KR6088174
Qualified in Kings County
My Commission Expires March 03, 2027