WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24636452

Karen Johnson Davidson County
Batch# 1172030 DEEDWARR
08/19/2024 01:28:30 PM 4 pgs
Fees: $23.00 Taxes: $832.50
20240819-0063493

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Jasmine Wright**
Address of New Owner(s): **91 Rolling Meadows Drive, Goodlettsville, TN 37072-4162**
Property ID NUMBER: 033 03 0A 091.00

THIS INDENTURE, made and entered into this 31 day of July, 2024, by and between **Timothy L. Wright, a married man** party of the first part, and **Jasmine Wright, a single Woman,** party of the second part,

WITNESSETH: That for and in consideration of **Two Hundred Twenty-Five Thousand and 00/100 Dollars ($225,000.00),** cash in hand paid, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Goodlettsville, Davidson County, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

BEING UNIT NO. 91 AS SHOWN ON THE PLAT OF ROLLING MEADOWS, PHASE 1, SECTION V, OF RECORD IN BOOK 6900, PAGE 495, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED MEMBERSHIP INTEREST IN ROLLING MEADOWS TOWNHOMES. ASSOCIATION, ASS AS DESCRIBED IN BOOK 6593, PAGE 194, AS AMENDED IN BOOK 7408, PAGE 733, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

For Information Purposes Only:

DERIVATION: Being the same property conveyed to Timothy L. Wright, by deed dated May 1, 2023 and recorded on May 2, 2023 in Deed Instrument/Case No. 20230502-0032560, in the County Clerk's Office.

TMS: **033 03 0A 091.00**

Property Address: **91 Rolling Meadows Drive, Goodlettsville, TN 37072-4162**

This conveyance is subject to 2024, **Davidson** and City of **Goodlettsville** Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, estates, title, interests and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs,

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successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore-described real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto it will warrant and forever defend the title to the afore-described real estate to the said party of the second part, its successors and assigns, against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Timothy L. Wright

Timothy L. Wright

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 31 day of July 2024, before me personally appeared Timothy L. 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 and seal, this 31 day of July 2024

Kimberly Kronick-Worrall

Signature of Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

WITNESS the signature of the said party of the first part the day and year first above written.

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AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$225,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$832.50**, plus any remote filing electronic payment surcharges.

Timothy L. Wright
Affiant

Subscribed and sworn to before me this 31 day of July 2024

Kimberly Kronick-Worrall
Notary Public Signature
My commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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Tennessee Certification of Electronic Document

I, Sam Rider, 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 7/31/2024 (date of document).

Affiant Signature

Aug 2, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 02 day of August, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE