Karen Johnson Davidson County
Batch# 1173338 DEEDWARR
08/22/2024 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $5,050.50
20240822-0064741

WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE __ DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 361 Mallory Station Road, Suite 108, Franklin, TN 37067

File No.: TN-24-07457

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
J. David Wight, Trustee for the J. David Wight Revocable Trust, dated September 16, 2008. Maria A. Wight, Trustee for the Maria A. Wight Revocable Trust, dated September 16, 2008	J. David Wight, Trustee for the J. David Wight Revocable Trust, dated September 16, 2008. Maria A. Wight, Trustee for the Maria A. Wight Revocable Trust, dated September 16, 2008	
(NAME) 79 Wyn Oak	(NAME) 79 Wyn Oak	104-14-0G-069.00-CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Three Hundred Sixty-Five Thousand And No/100 Dollars ($1,365,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CONSTANCE A SMITH, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. DAVID WIGHT, TRUSTEE FOR THE J. DAVID WIGHT REVOCABLE TRUST, DATED SEPTEMBER 16, 2008 AND MARIA A. WIGHT, TRUSTEE FOR THE MARIA A. WIGHT REVOCABLE TRUST, DATED SEPTEMBER 16, 2008**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 84 on the Plan of Revised Final Plat of Whitworth, Phase 01 of record in Plat Book 7900, Page 140 through 144, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Constance A. Smith by Warranty Deed from Jack P. Herd, an unmarried man of record in Instrument No. 20231016-0080655 Register's Office for Davidson County, Tennessee, dated October 13, 2023 and recorded on October 16, 2023.

Being the same property conveyed to Jack P. Herd and John F. Paar, as joint tenants with right of survivorship, by Warranty deed from Edwin E. Jackson, III and wife, Dolores Antino Jackson of record in Instrument No. 20050519-0056827 and Re-Record in Instrument No. 20050829-0103250, Register's Office for Davidson County, Tennessee, dated May 13, 2005 and recorded on May 19, 2005. and said John F. Paar having Died February 06, 2014

unimproved ☐
This is improved ☒ property, known as 79 Wyn Oak, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Constance A Smith, married this 21 day of August, 2024.

Constance A Smith

Constance A Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

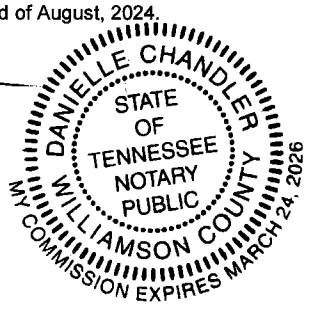
I, Danielle Chandler , a Notary Public for the said county and state, do hereby certify that Constance A Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21nd of August, 2024.

Notary Public

My Commission Expires: 3/24/26

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 8-21-2024.

Affiant Signature

8-22-2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 22 day of August, 2024.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4-19-2027

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