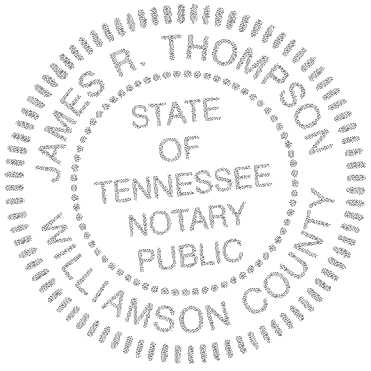


STATE OF TENNESSEE
COUNTY OF DAVIDSON Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 6-18-25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Edward Wright, II and Hunter James Tate	Highlands Residential Mortgage	117-13-0B-054-00CO
(NAME) 800 Foster Hill	(NAME) 950 W. Bethany Drive, Ste 800	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Allen TX 75013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ASHLEE F. FOX, A MARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL EDWARD WRIGHT, II AND HUNTER JAMES TATE, MARRIED

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. 800 on the Plan of Phase One of Abbottsford, a Planned Unit Development of record in Book 6250, Page 419 through 421, amended in Book 6771, Page 683 and corrected by Surveyors Certificate of Correction recorded in Book 6800, Page 164, Register's Office for said county to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ashlee F. Fox, a married woman by Deed dated April 14, 2022 from Carolyn A. Overton, unmarried, recorded April 19, 2022, in Instrument Number 202204190045187, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 800 Foster Hill, Nashville, TN 37215

LT&E File #21398

Karen Johnson Davidson County
Batch# 1187221 DEEDWARR
09/27/2024 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $6,419.50
20240927-0075063

202409270075063

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

Witness my/our hand(s) this ~~26th~~ 25th day of September, 2024

Ashlee F. Fox

Ashlee F. Fox

STATE OF ~~TENNESSEE~~
COUNTY OF ~~WILLIAMSON~~

On this ~~26th~~ 25th day of September, 2024, before me personally appeared Ashlee F. Fox, 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 ~~26th~~ 25th day of September, 2024.

Notary Signature Dorothy M. Martin
My commission expires: June 30, 2026

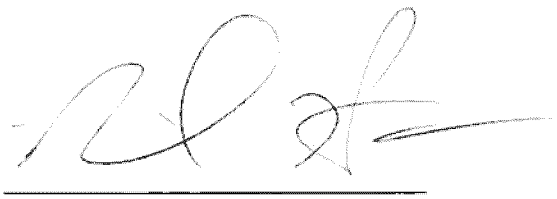
Dorothy M. Martin
Notary Public-Connecticut
My Commission Expires
June 30, 2026



LT&E File #21398

Certificate of Authenticity

I, Nick Harris, 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 **September 25, 2024**.



Affiant Signature

9/25/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **25th** day of **September**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

