Karen Johnson Davidson County
Batch# 1213572 DEEDWARR
12/09/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,560.40
20241209-0095572

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63870
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jordan Wright Pamela Mary Wright 1051 Morton Mill Road Nashville, TN 37221	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188

TAX MAP PARCEL NUMBERS: 141120E02700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$692,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nathaniel R. Tylor and Abigail Stranch Tylor, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jordan Wright and Pamela Mary Wright, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Harpeth Crest Subdivision (formerly Max Vinson Property) a Cluster Lot Development, Phase 2, of record in Inst. No. 200204030040556, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Nathaniel R. Taylor and wife Abigail L. Stranch, by Warranty Deed from Albert Haynesworth, III and wife, Stephanie Haynesworth, dated October 20, 2006 and recorded on November 1, 2006, of record in Inst. No. 20061101-0135433, Register's Office for Davidson County, Tennessee. Abigail L. Stranch is now known as Abigail Stranch Taylor.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 200204030040556, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20020411-0044759, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Stormwater Detention Agreement of record in Inst. No. 20010712-0074403, said Register's Office; Agreement for Dedication of Public Utilities Easement of record in Inst. No. 200111140125004, said Register's Office; Easement to U. S. Sprint Communications Company of record in Inst. No. 20140114-0003778, said Register's Office.

This is improved property, known as 1051 Morton Mill Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of December, 2024.

Nathaniel R. Tylor **Abigail Stranch Tylor**

State of Tennessee

County of Davidson

On this 6th day of December, 2024, before me the undersigned authority, personally appeared Nathaniel R. Tylor and Abigail Stranch Tylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $692,000.00.

Affiant

Sworn and subscribed before me this 6th day of December, 2024.

Notary

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

My Commission Expires: _____

True Copy Certification

I, **Pam Autry,** 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 this the 6 day of December, 2024.

Affiant Signature

Date 12/6/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

