Prepared by:
Record and Return to
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250149813

Karen Johnson Davidson County
Batch # 1238964 DEEDWARR
02/20/2025 02 02 43 PM 2 pgs
Fees $13 00 Taxes $868 11
20250220-0012452

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $234,625.00.

Affiant

Subscribed and sworn to before me, this 18th day of February, 2025.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sean Wright 2829 Lake Forest Drive Nashville TN 37217	New Owner	Tax Parcel ID No. 136 10 0A 029.00

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, **Patrick William McIsaac, an unmarried and Michael John McIsaac, a married man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean Wright, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 11, Unit 11A, CONDOMINIUM SITE PLAN, LOTS 11-14, 57-62, SECTION THREE, PRIEST LAKE FOREST, of record in Plat Book 5800, Page 263, Amending Plat Book 5800, Page 161, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Patrick William McIsaac, an unmarried man and Michael John McIsaac, a married man, as joint Tenants, by Warranty Deed from Gustavo Rodriguez, married, of record in Instrument No. 20190204-0010619, in the Register's Office of Davidson County, Tennessee, dated January 30, 2019 and recorded on February 04, 2019.

The execution of this instrument is effected by the signature of Patrick William McIsaac as Attorney-in-fact for Michael John McIsaac, which Power of Attorney is recorded in Instrument Number 20250220-0012451 in said Register's office.

Michael John McIsaac warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONDOMINIUM SITE PLAN, LOTS 11-14, 57-62, SECTION THREE, PRIEST LAKE FOREST, as recorded in Plat Book 5800, Page(s) 263 ; Amending Plat Book 5800, Page 161. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PRIEST LAKE FOREST CONDOMINIUMS of record in 6123, Page 175 and Book 5931, Page 645 and amended in Book 6124, Page 956; Book 6199, Page 270 and Instrument No. 20090602-0050792; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now

or hereafter established over, through or upon the land embracing the regime and building thereon.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6123, Page 176.

Charter Amendment for Priest Lake Forest Homeowners Association recorded as Book 7948, Page 628.

This is improved property located at 2829 Lake Forest Drive Nashville TN 37217

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 18th day of February, 2025.

Patrick William McIsaac

Michael John McIsaac
by Patrick William McIsaac, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick William McIsaac, 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 18th day of February, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Nov 22 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick William McIsaac, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Michael John McIsaac and that he is authorized by Michael John McIsaac to execute this instrument on their behalf.

WITNESS my hand, at office, this 18th day of February, 2025.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Nov 22, 2025