Karen Johnson Davidson County
Batch# 1240633 DEEDWARR
02/25/2025 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20250225-0014013

Name and Address of New Owner:
Phillip Wright
532 Millstation Drive
Nashville, Tennessee 37207

Send Tax Bills To:
Phillip Wright
532 Millstation Drive
Nashville, Tennessee 37207

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 071 10 0 196.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Darin Gassaway**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Phillip Wright,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 78B on the Plan of J.B. HAYNIE'S CUMBERLAND HEIGHTS, ZONE LOT DIVISION, LOTS 78 and 80, as of record in Plat Book 6200, Page 537, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacqueline Watkins, by Quitclaim Deed from Jacquline E. Watkins and Darin Gassaway, of record in Instrument No. 20180403-0031260, in the Register's Office of Davidson County, Tennessee, dated March 23, 2018 and recorded on April 03, 2018. The said Jacqueline Watkins having since died on August 30, 2024, intestate, devising subject property to Heirs at Law of Jacqueline Watkins.

Being the same property conveyed to Jacquline E. Watkins and Darin Gassaway, by Quitclaim Deed from Ruth F. Paine, Executrix of the Estate of H.R. Paine, Jr., of record in Book 8218, Page 383, in the Register's Office of Davidson County, Tennessee, dated October 04, 1990 and recorded on October 17, 1990.

Being the same property conveyed to Jacqueline E. Watkins, Darin Gassaway and H. R. Paine, Jr., by Warranty Deed from Johnnie Bond & Associates, of record in Book 7463, Page 902, in the Register's Office of Davidson County, Tennessee, dated January 27,

1988 and recorded on February 05, 1988. The said H. R. Paine, Jr. since died on April 02, 1989.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of February, 2025.

Darin Gassaway (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2025, before me personally appeared Darin Gassaway, 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 21st day of February, 2025.

Notary Signature
My commission expires: 9-21-27

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of February, 2025.

Notary Signature
My commission expires: 9-21-27

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 February 21, 2025.

February 24, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 24 day of February, 2025.

Notary Public:

My Commission Expires: 7.6.26