Karen Johnson Davidson County
Batch# 1259874 DEEDWARR
04/14/2025 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20250414-0028226

WARRANTY DEED

MEGAN G. DEWEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

File No. EB-25-9191

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2025

Notary Public

MY COMMISSION EXPIRES: 10/31/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gentry Hannah	Raymond James Bank Attn: Post Closing	
(NAME) 820 Shelby Avenue	(NAME) 710 Carillon Parkway	082-16-0J-001.00-CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) St. Petersburg, FL 33716	
(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, I/we, **Meghan Brittany Wright, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gentry Hannah, a single person**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 1, Together With The Appurtenant Interest In The Common Elements Of The Vue At Shelby, A Horizontal Property Regime With Private Elements Established By Declaration In Instrument No. 20120817-0074121, Register's Office For Davidson County, Tennessee.

Being the same property conveyed to Meghan Brittany Wright, a married woman by Quitclaim Deed from Jason Andrew Swett, a married man of record in Instrument No. 20250207-0009639 Register's Office for Davidson County, Tennessee, dated February 06, 2025 and recorded on February 07, 2025. Jason Andrew Swett, spouse of Meghan Brittany Wright, joins in the execution of this instrument to convey any marital interest he may have in subject property.

This is property more commonly known as 820 Shelby Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 11th day of April, 2025.

Meghan Brittany Wright

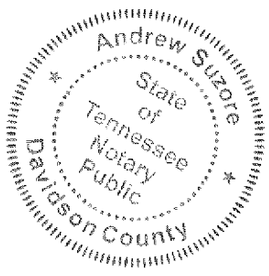
Jason Andrew Swett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of April, 2025, before me personally appeared Meghan Brittany Wright and Jason Andrew Swett, 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 11th day of April, 2025.

Notary Signature
My commission expires: May 8, 2028



CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 11th day of April, 2025.

K. Thomas Sidwell
Date: 4/11/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 11th day of April, 2025.

Notary Public
My Commission Expires: 1-21-26

