39B

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1265051 DEEDWARR
04/25/2025 12 41 27 PM 2 pgs
Fees $13 00 Taxes $2,109 00

20250425-0032014

File #25-PA-8213-C

(SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2025

Notary Public
MY COMMISSION EXPIRES 7/6/24

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Zachary Hosch and Jeannette Hosch	Legacy Home Loans DBA Steadfast Mortgage	
(NAME) 8213 Canoe Court	(NAME) 2 Cadillac Drive	**126 15 0A 245 00**
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JORDAN J. WRIGHT AND PAMELA M. WRIGHT, HUSBAND AND WIFE

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ZACHARY HOSCH AND JEANNETTE HOSCH, HUSBAND AND WIFE

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 223 on the plan of SECTION FIVE, BOONE TRACE AT BILTMORE, of record in Instrument No 20000622-0062086, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Jordan J Wright and Pamela M Wright, husband and wife, by Warranty Deed from Gregory C Calvert and Melinda J Calvert, husband and wife, of record in Instrument No 20150526-0048089, in the Register's Office of Davidson County, Tennessee, dated May 22, 2015 and recorded on May 26, 2015

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, BOONE TRACE AT BILTMORE, as recorded in Instrument No 20000622-0062086

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P U D BOUNDARY MASTER PLAT BOONE FARM AT BILTMORE, as recorded in Plat Book 6900, Page 470

*Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312 (Re-recorded in Book 9735, Page 931, as amended in Book 10032, Page 813, as Supplemented in Book 10306, Page 817, Book 11455, Page 443, Instrument No 20001211-0121618 and Instrument No 20011119-0126832) and Instrument No 20010717- 0075902

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7265, Page 657

*Charter for Boone Trace Homeowners' Association recorded as Book 9607, Page 534

*Common Open Space Deed recorded in Instrument No 20011119-0126831

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **8213 Canoe Court, 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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th day of April, 2025

Jordan J Wright

Pamela M Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2025, before me personally appeared Jordan J Wright, 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 24th day of April, 2025

Notary Signature
My commission expires
STATE OF TENNESSEE
COUNTY OF DAVIDSON

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

On this 24th day of April, 2025, before me personally appeared Pamela M. Wright, 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 24th day of April, 2025

Notary Signature
My commission expires

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027