Karen Johnson Davidson County
Batch# 1278163 DEEDWARR
05/27/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20250527-0041467

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Neal W. Wright
5201 New John Hager Road
Hermitage, TN 37076

MORTGAGEE:
Evolve Bank & Trust
301 Shopping Way Blvd.
West Memphis, AR 72301

SEND TAX BILL TO:
Evolve Bank & Trust
6000 Poplar Avenue
Suite 200
Memphis, TN 38119

Map/Parcel
#098-6-A-012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Cheplick, Executor of the Estate of John Walleigh, Jr., deceased, with full power of sale without the joinder of any beneficiary,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Neal W. Wright, an unmarried man**, hereinafter called the "GRANTEE", his 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 **Lot No. 7** on the **Final Plat of Phase 1, Section A, Bridgewater**, of record in Plat at Instrument No. 20051104-0133897, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with an Easement Agreement of record in Instrument No. 20071204-0140304, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Walleigh, Jr., a single man, by Warranty Deed dated November 20, 2020, from Jeremy Long and Tina Long, husband and wife, of record in Instrument No. 20201130-0139098, Register's Office for Davidson County, Tennessee. John Walleigh, Jr. died testate on February 17, 2024. By the terms of his Last Will and Testament of record in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 24P402, he gave the Executor the power of sale to dispose of his assets without the joinder of any beneficiary.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is **improved** property known as **5201 New John Hagar Road, Hermitage, Tennessee 37076.**

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, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized 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; and, GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 HAND, this the **23rd** day of **May, 2025**.

Michael Cheplick - executor

Michael Cheplick, Executor of the Estate of John Walleigh, Jr., deceased

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Michael Cheplick**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Executor of the **Estate of John Walleigh, Jr., deceased**, the within named bargainor, and he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as such Executor.

WITNESS my hand and official seal this 23rd day of May, 2025.

Susan G. Cox

Susan G. Cox
NOTARY PUBLIC

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 7/1/2025

STATE OF TENNESSEE
COUNTY OF Sumner

The actual value or consideration, whichever is greater, for this transfer is $420,000.00.

Brenda Shelby

AFFIANT

Subscribed and sworn to before me on this 23rd day of May, 2025.

NOTARY PUBLIC

My Commission Expires: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

File No. 25047993

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am 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 the law on 5/23/25.

AFFIANT

DATE: 5/27/25

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 27th day of May, 2025.

NOTARY PUBLIC

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

MY COMMISSION EXPIRES: 4/29/27