THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1284564 DEEDWARR
06/16/2025 08:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250616-0046565

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

LAUREN MICHELE WRIGHT, as Trustee, Affiant

Subscribed and sworn to before me,
this 12th day of June, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/29

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Lauren Michele Wright, as Trustee of the Lauren Michele Wright Revocable Trust 799 Montrose Avenue Nashville, TN 37204	Lauren Michele Wright, as Trustee of the Lauren Michele Wright Revocable Trust 799 Montrose Avenue Nashville, TN 37204	118-02-0F-002.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **LAUREN WRIGHT**, a single person (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **LAUREN MICHELE WRIGHT, as Trustee of the LAUREN MICHELE WRIGHT REVOCABLE TRUST under agreement dated June 12, 2025**, its successors and assigns (the "Grantee"), certain real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B as shown on the Plan attached as Exhibit C to the Declarations establishing The Montrose, of record in Instrument 20100430-0033228, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Unit also being known as part of Lot 4 on the Plan of Bransford Realty Company's Montrose Park Subdivision as of record in Book 547, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed by Christopher Martin Rash, a married man, to Lauren Wright, a single person, by deed dated September 2, 2020, recorded as Instrument No. 20200903-0100863, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. The Deed of Trust of record as Instrument Number 20200903-0100864, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated September 2, 2020 from Lauren Wright to Truist Bank in the original principal amount of Six Hundred Seventy Nine Thousand Two Hundred Fifty ($679,250.00) Dollars.
2. All matters shown on the Plan of record in Plat Book 547, Page 25, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 201004300033228 and Instrument No. 201011100090195 and as amended in Instrument No. 201011240094227, Register's Office for Davidson County, Tennessee.
4. Restrictions of record in Book 4282, Page 653, in the Register's Office for Davidson County, Tennessee.
5. Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property commonly known as 799 Montrose Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself and her successors and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 12th day of June, 2025.

LAUREN WRIGHT

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAUREN WRIGHT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 12th day of June, 2025.



Notary Public

My Commission Expires: 5/25/29

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 June 13, 2025.

6-13-2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 13th day of June, 2025.

Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029