WARRANTY DEED

Karen Johnson Davidson County
Batch# 1291499 DEEDWARR
06/30/2025 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250630-0051043

File #25-TC-0239-O

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES:

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)
Stacy Leigh Nunnally and Joel Stephen Wright	**Studio Bank**	
(NAME)	(NAME)	**094 12 0 025.00**
239 Tulip Hill Drive	**124 12th Avenue South, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Nashville, TN 37203**	
(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,

CARLENE LIGHTFOOT AND VINCE LIGHTFOOT, WIFE AND HUSBAND,

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

STACY LEIGH NUNNALLY AND JOEL STEPHEN WRIGHT, WIFE AND HUSBAND,

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. 40-B on the Plan of RESUBDIVISION OF LOT 40 AND RESERVED PARCEL "B", CLOVER NOOK of record in Plat Book 8250, Page 312, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carlene Lightfoot and Vince Lightfoot, wife and husband, by Warranty Deed from Shelby Long and Jeffrey Long, wife and husband, of record in Instrument No. 20160418-0037143, in the Register's Office of Davidson County, Tennessee, dated April 11, 2016 and recorded on April 18, 2016.

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 RESUBDIVISION OF LOT 40 AND RESERVED PARCEL "B", CLOVER NOOK, as recorded in Plat Book 8250, Page(s) 312.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLOVER NOOK, as recorded in Plat Book 2900, Pages 51 and 52..
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2994, Page 126.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **239 Tulip Hill Drive, Nashville, TN 37210**.

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.

VZ
CL

Witness my/our hand(s) this the 27th 26 day of June, 2025.

Carlene Lightfoot

Carlene Lightfoot

Vincent Lightfoot

Vince Lightfoot

STATE OF Texas
COUNTY OF Montgomery

On this 27th 26a day of June, 2025, before me personally appeared Carlene Lightfoot, 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 27th 26a day of June, 2025.

CYNTHIA RAMOS
Notary ID #124674673
My Commission Expires
August 25, 2028

Notary Signature
My commission expires: 8/25/2028

STATE OF Texas
COUNTY OF Montgomery

On this 27th 26a day of June, 2025, before me personally appeared Vince Lightfoot, 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 27th 26a day of June, 2025.

CYNTHIA RAMOS
Notary ID #124674673
My Commission Expires
August 25, 2028

Notary Signature
My commission expires: 8/25/2028

True Copy Certification

I, **Tonya Cherry,** 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 this the 26 day of June, 2025.

Affiant Signature
Date 7/27/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

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