NEW OWNER:
URSULA N. WRIGHT
1000 LIVINGSTON STREET
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
First Community Mortgage, Inc
11336 Ocean Ave.
Mailstop: DP9823
Lakewood, NJ 08701

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-1002

Map & Parcel No.: 04414010400

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1304125 DEEDWARR
07/31/2025 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,228.40
20250731-0060667

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Two Thousand and 00/100 Dollars ($332,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BAYLIE BODIFORD, unmarried woman,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **URSULA NICOLE WRIGHT, a single person** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 72, Plan of Rolling Green Subdivision, Section II, as shown on plat of the same of record in Plat Book 1424, Page 91, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to BAYLIE BODIFORD, unmarried woman, by Warranty Deed from JOHN E. STASTNY and DEBBIE L. STASTNY, husband and wife, dated August 16, 2022, and of record in Instrument No. 20220818-0093767, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY more commonly known as **1000 LIVINGSTON STREET, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1424, Page 91, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 30th day of July, 2025.

Baylie Bodiford

BAYLIE BODIFORD

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BAYLIE BODIFORD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of July, 2025.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 01, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$332,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of July, 2025.

NOTARY PUBLIC

My commission expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom 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 July 30, 2025.

Lissa Groom
Affiant
Date: July 30, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of July, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON