Karen Johnson Davidson County
Batch# 1313592 DEEDWARR
08/22/2025 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20250822-0067270

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED FIFTEEN THOUSAND AND 00/100 (715,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
THE WRIGHTSMAN FAMILY TRUST DATED APRIL 30, 2025 (NAME)	**NEW OWNER** (NAME)	**082-12-0-261.00**
926 SILVERDENE PLACE NASHVILLE, TN 37206 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of August, 2025, the undersigned, **JOHN HUNT and ABIGAIL HUNT, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TIMOTHY C. WRIGHTSMAN AND CHRISTINE A. WRIGHTSMAN, TRUSTEES OF THE WRIGHTSMAN FAMILY TRUST DATED APRIL 30, 2025,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **926 SILVERDENE PLACE, NASHVILLE, TN 37206** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of D. D. Phillips Silverdene Park Subdivision, as of record in Plat Book 421, Page 31, Register's Office for Davidson County, described as follows:

Said Lot No. 23 fronts 50 feet on the southerly side of Silverdene Place, formerly Georgia Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Jason M. Moore, unmarried by Warranty Deed from Martha Mancinelli and husband Luciano Scala of record in Instrument No. 20120502-0037721 Register's Office for Davidson County, Tennessee, dated April 27, 2012 and recorded on May 02, 2012.

Being the same property conveyed to John Hunt and Abigail Hunt, husband and wife by Warranty Deed from Jason M. Moore, married of record in Instrument No. 20240708-0051059 Register's Office for Davidson County, Tennessee, dated July 05, 2024 and recorded on July 08, 2024.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of August, 2025.

GRANTOR: JOHN HUNT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JOHN HUNT**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of August, 2025.

Notary Public

11/2/2026
My Commission Expires

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

GRANTOR: ABIGAIL HUNT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ABIGAIL HUNT**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of August, 2025.

Notary Public

11/2/2026
My Commission Expires

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 August 20, 2025

Affiant Signature

August 20, 2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 20 day of August, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY