THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751626**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,024,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2025. Notary Public My Commission Expires: _____

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Karen Johnson
Batch # 1313653
08/22/2025 10 35 20 AM
Fees $13 00 Taxes $3,788 80

Davidson County
DEEDWARR
2 pgs

20250822-0067349

WARRANTY DEED

Address New Owner: James Wright and Colleen Wright 882 Rodney Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115 05 0 019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Candice N. Barham, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Wright and Colleen Wright, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of REVISED SECTION THREE, WEST MEADE HILLS of record in Plat Book 3300, Page 8, in the Register's Office for Said County.

Said Lot No.61 fronts 150 feet on the East Side of Rodney Drive and runs back 242.1 feet on the North line and 312.2 feet on the South Line, to a deadline which is a broken line, which it measures 176.1 feet thereon.

Being the same property conveyed to Candice N. Barham, unmarried by Warranty Deed from Sun Valley Properties LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20210330-0041681, in the Register's Office of Davidson County, Tennessee, dated on March 24, 2021 and recorded on March 30, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED SECTION THREE WEST MEADE HILLS, as recorded in Plat Book 3300, Page(s) 8.

This is improved property located at 882 Rodney Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2025.

Candice N. Barham

STATE OF California)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Candice N. Barham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2025.

Notary Public
My Commission Expires: 10-1-2026

JEFF STITTSWORTH
COMM. # 2419119
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm expires Oct 1, 2026

WMD2 WMD2