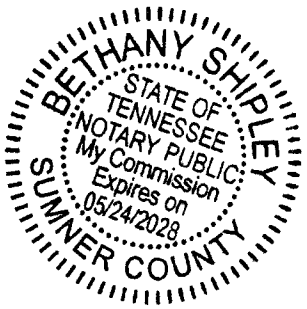
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-6671-TM

Karen Johnson Davidson County
Batch# 1322761 DEEDWARR
09/16/2025 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,953.60
20250916-0073745



STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $528,000.00.

Affiant
Subscribed and sworn to before me, this the 15th day of September, 2025.

Notary Public
My Commission Expires: 05/24/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anissa Jo Hatton and Kyle Andrew Conley 553 Huntington Parkway Nashville, TN 37211	New Owner	161 11 0 054.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Robert B. Wright and Shirley R. Wright, Trustees of Wright Family Revocable Trust dated June 12, 2008** (individually and/or collectively, "Grantor"), transfer and convey unto **Anissa Jo Hatton, a single woman, and Kyle Andrew Conley, a single man** (individually and/or collectively, "Grantee"), a 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. 362 on the Plan of SECTION THREE, HUNTINGTON PARK of record in Plat Book 4460, Page 68, 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 Robert B. Wright and Shirley R. Wright, as Trustees of The Wright Family Revocable Trust Dated June 12, 2008, by Warranty Deed from Janice Napier, unmarried, of record in Instrument No. 20210406-0045373, in the Register's Office of Davidson County, Tennessee, dated April 05, 2021, and recorded on April 06, 2021.

This is improved property located at: **553 Huntington Parkway, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 15th day of September, 2025.

GRANTOR:

Wright Family Revocable Trust dated June 12, 2008

By: Robert B. Wright
Robert B. Wright, Trustee

By: Shirley R. Wright
Shirley R. Wright, Trustee

STATE OF California
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert B. Wright and Shirley R. Wright, ~~Trustees of Wright Family Revocable Trust dated June 12, 2008,~~ the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he/she/~~they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of September, 2025.

Melanie M. Sears, Notary Public
Notary Public
My Commission expires: July 30, 2029

MELANIE M. SEARS
Notary Public - California
Los Angeles County
Commission # 2525573
My Comm. Expires Jul 30, 2029

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 9-15-2025 (date of document).

CWoodring
Affiant Signature

9-15-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of September, 2025.

Bethany Shipley
Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

