Karen Johnson Davidson County
Batch # 1405743 DEEDWARR
04/15/2026 09:52:31 AM 2 pgs
Fees: $13.00 Taxes: $1,461.46
20260415-0030674

10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,990.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of April, 2026.

(Affix Seal) Notary Public

My Commission Expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

2026-03-3880

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Allen Bass and Anna Claire Latta Bass 1327 Crown Point Place Nashville, TN 37211	Guaranteed Rate Inc., 3940 N Ravenswood Ave., Chicago, IL 60613	Map/Parcel 161-06-0A-166.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Katherine F. Wright and Jonathan Alan Wright, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Anna Claire Latta Bass and Allen Bass, wife and husband,** hereinafter called the GRANTEE, his/her/their/its 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 Unit No. 166 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Convenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Katherine F. Wright and Jonathan Alan Wright, wife and husband by Warranty Deed from Noel A. Whitehurst and Megan Whitehurst, husband and wife of record in Instrument No. 20170919-0095753 Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on September 19, 2017.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1327 Crown Point Place, Nashville, TN 37211.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the _____ day April, 2026.

Katherine F. Wright

Jonathan Alan Wright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8 day of April, 2026, before me personally appeared Katherine F. Wright and Jonathan Alan Wright, 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 8 day of April, 2026.

Notary Signature
My commission expires:

