Karen Johnson Davidson County
Batch# 1409208 DEEDWARR
04/21/2026 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,335.70
20260421-0032920

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353819

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $361,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of April, 2026.

Notary Public
My Commission Expires: 3/9/27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kerry Wright	New Owner My Community Mgt	Tax Parcel ID No.
1505 Tolkien Lane	1138 N Dupre	173-09-0A-398.00 CO
Nashville TN 37211	New Orleans LA 70119	

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, **David Ferriss and Mary Elizabeth Ferriss, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kerry Wright, unmarried man,** ("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(s) 332, as shown on the map entitled Phase Five, Lenox Village, of record in Instrument No. 20050120-0007427, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID FERRISS AND MARY ELIZABETH FERRISS, by deed from CAROLINE STEWART AND JACQUELYN NOEL IACONO, MARRIED TO EACH OTHER, of record in Instrument No. 20210330-0041507, dated March 29, 2021, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 173-09-0A-398.00 CO.

Matters shown on the Plan of record in Instrument No. 20050120-0007427, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20021226-0158458, Instrument No. 20040526-0062220, Instrument No. 20060321-0032383 and corrected in Instrument No. 20050113-0005133, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20020315-0032825 and supplemented by Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20050607-0064936 and Instrument No. 20050825-0101644, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100849, Instrument No. 20010918-0100850 and Instrument No. 20010918-0100851, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20040305-0025146, said Register's Office.

This is improved property located at 1505 Tolkien Lane Nashville TN 37211

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 20th day of April, 2026.

David Ferriss

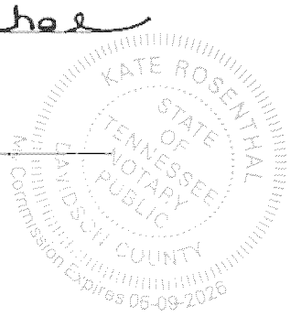
Mary Elizabeth Ferriss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Ferriss and Mary Elizabeth Ferriss, 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 20th day of April, 2026.

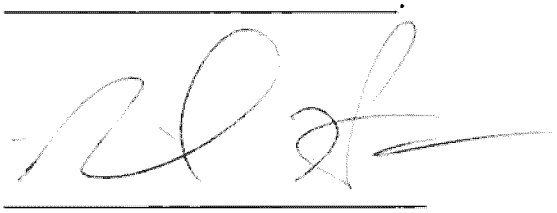
Notary Public



My Commission Expires: _____

Certificate of Authenticity

I, Nick Harris, 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 4/20/26.



Affiant Signature

4/20/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of April, 2026.



Notary's Signature

My Commission Expires: 3/9/27

Date

