Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1415515 DEEDWARR
05/05/2026 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260505-0039982

WARRANTY DEED

STATE OF ~~TENNESSEE~~ PA
COUNTY OF Philadelphia

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

Commonwealth of Pennsylvania - Notary Seal
Kenneth Wayne Jeffrey-Rodgers, Notary Public
Bucks County
My Commission Expires January 9, 2027
Commission Number 1230168

Subscribed and sworn to me on April 29, 2026

Notary Public
My Commission Expires: 1/9/2027

THIS INSTRUMENT WAS PREPARED BY:
J. Walker Lewis
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37500

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Timothy M. Bibeault 414 Elgin Street Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	133-01-0-301.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jonathan A. Wright, a single person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Timothy M. Bibeault, a single person, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 115, as shown on the map entitled Sunrise Heights, Section II, of record in Plat Book 421, page 2, 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 JONATHAN A. WRIGHT, A SINGLE PERSON, by deed from TOM LATHROP AND GLENA LATHROP, HUSBAND AND WIFE, of record in Instrument No. 20120919-0084982, dated September 14, 2012, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 421, page 2, said Register's Office.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 414 Elgin Street, 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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs 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.

WITNESS my hand on April 29, 2026.

Seller:

Jonathan A. Wright

STATE OF PENNSYLVANIA

COUNTY OF Philadelphia

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Jonathan A. Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on April 29, 2026.

Kenneth Wayne Jeffrey-Rodgers

NOTARY PUBLIC

My Commission Expires: 1/9/2027

Commonwealth of Pennsylvania - Notary Seal
Kenneth Wayne Jeffrey-Rodgers, Notary Public
Bucks County
My Commission Expires January 9, 2027
Commission Number 1230168

37500

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 4/29/26 (date of document).

Emilee Barrett
Affiant Signature

5/4/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4th day of May 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5.24.28

NOTARY'S SEAL

