Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

CRT File No. 260554635

Karen Johnson Davidson County
Batch # 1442309 DEEDWARR
07/06/2026 09:18:30 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00
20260706-0060225

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $610,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2026.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lena Pratt Sanders 1127 Bell Grimes Lane Nashville TN 37207	New Owner	Tax Parcel ID No. 041 12 0 006.00

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, **Ben Wright and Amy Wright, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Lena Pratt Sanders, a married woman,** ("Grantees"), their 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. 1 on the Plan of BELLSHIRE ESTATES, SECTION I, as of record in Book 2133, Pages 124 and 125, Register's Office for said county.

Being the same property conveyed to Ben and Amy Wright, husband and wife, by Quitclaim Deed from Benjamin D. Wright and Amy L. Wright, as Trustees of the Benjamin and Amy Wright Living Trust dated December 5, 2023, of record in Instrument No. 20240521-0037863, in the Register's Office of Davidson County, Tennessee, dated December 5, 2023 and recorded on May 21, 2024. Ben Wright and Benjamin Wright being one in the same person.

Being the same property conveyed to Benjamin D. Wright and Amy L. Wright, as Trustees of the Benjamin and Amy Wright Living Trust dated December 5, 2023, by Quitclaim Deed from Ben Wright and Amy Wright, husband and wife, of record in Instrument No. 20231212-0095558, in the Register's Office of Davidson County, Tennessee, dated December 5, 2023 and recorded on December 12, 2023.

Being the same property conveyed to Ben Wright and Amy Wright, husband and wife, by Quitclaim Deed from Imperial Home Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20190613-0056967, in the Register's Office of Davidson County, Tennessee, dated June 13, 2019 and recorded on June 13, 2019.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 SECTION I BELLSHIRE ESTATES, as recorded in Plat Book 2133, Page(s) 124 & 125.

This is improved property located at 1127 Bell Grimes Lane Nashville TN 37207

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 1st day of July, 2026.

Ben Wright

Amy Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ben Wright and Amy Wright, 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 1st day of July, 2026.



Notary Public
My Commission Expires: _____