WARRANTY DEED

Karen Johnson
Batch # 1470663
09/09/2026 03:59:21 PM
Fees: $13.00 Taxes: $1,572.50
Davidson County
DEEDWARR
2 pgs
20260909-0083759

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 21, 2027

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 181 Beasley Drive, Dickson, TN 37055,
File number: 2026-07-15800B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Steven Terry Wright Stephanie Buck Wright	Steven Terry Wright Stephanie Buck Wright	141 150 A 005.00
(NAME)	(NAME)	
7350 Rolling River Parkway	7350 Rolling River Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SHERRIE CHRISTINE NAIL MARTIN, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN TERRY WRIGHT AND STEPHANIE BUCK WRIGHT, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 91 on the Plan of Section 1, Rolling River Estates, as of record in Plat Book 4860, Page 27, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more Complete legal description.

BEING the same property conveyed to Sherrie Christine Nail Martin from Randall L. Martin by Quitclaim Deed dated August 28, 2020 and of record on November 25, 2020, in Instrument No. 20201125-0138535, in the Register's Office for Davidson County, Tennessee.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Randall Lee Martin joins in this conveyance to convey all right, title and interest that he may have in the above described property as the spouse of Sherrie Christine Nail Martin.

Sherrie Christine Nail Martin executes this document on behalf of Randall Lee Martin, pursuant to a Power of Attorney, of record in Instrument Number _____, in the Register's Office.

Witness my hand this 4th day of September, 2026

Sherrie Christine Nail Martin
Sherrie Christine Nail Martin

Randall Lee Martin by Sherrie Christine Nail Martin POA
Randall Lee Martin by: Sherrie Christine Nail Martin, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Sherrie Christine Nail Martin** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of September, 2026.

Commission Expires: 4/21/27

Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 21, 2027

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Sherrie Christine Nail Martin,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the within named bargainor, Randall Lee Martin, and who acknowledged that such person executed the same as the free act and deed of **Randall Lee Martin.**

Witness my hand and official seal this 4th day of September, 2026.

Commission Expires: 4/21/27

Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 21, 2027