Karen Johnson Davidson County
Batch# 1482646 DEEDWARR
10/09/2026 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $995.30
20261009-0092795

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

RECORD AND RETURN TO
Smith Sholar Milliken, PLLC
846 Conference Drive
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$269,000.00.**

Affiant

Subscribed and sworn to before me, this 2nd day of **October, 2026.**

Notary Public
My commission expires: 03/28/28

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ian M. Wright **400 Shadetree Ct** **Nashville, TN 37207**	Mortgage Investors Group 750 Old Hickory Blvd, Ste 130, Brentwood, TN 37027	**060-11-0A-037.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Lorraine Elizabeth Best, a married woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Ian Wright**, an unmarried man Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Pine Ridge, Section Three, a Planned Unit Development, as of record in Book 6900, Page 660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lorraine Best, a single woman by Warranty Deed from Trustee, Inc., a Wyoming corporation, as Trustee for Ridley Estate Planning Land Trust of record in Instrument No. 20190502-0040843 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 02, 2019.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **400 Shadetree Ct, Nashville, TN 37207.**

HE-2026-403

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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.

Witness my/our hand(s) this 2nd **day of October, 2026.**

Lorraine Elizabeth Best

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 2nd **day of October, 2026, before me personally appeared Lorraine Elizabeth Best, 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 2nd **day of October, 2026.**

Jacqueline G Brown
Notary Signature
My commission expires: 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

HE-2026-403

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10/02/2026 (date of document).

Affiant Signature

10/02/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 2nd day of October, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29