PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

WARRANTY DEED

Karen Johnson Davidson County
Batch# 243644 DEEDWARR
06/17/2019 08:51:35 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20190617-0057670

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

Subscribed and sworn to before me, this 13TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jared Manzo and Lauren Manzo	(NAME) New Owner	
7156 Bidwell Road (ADDRESS)	(ADDRESS)	014-00-0-202.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Bryan Wicks and Cecilia Wicks Husband and Wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jared Manzo and Lauren Manzo, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOT 5, FAITH PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 292, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRYAN WICKS AND CECILIA WICKS, HUSBAND AND WIFE, BY WARRANTY DEED FROM J B MILLER AND JUNE B. MILLER, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20080730-0078148, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, T

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7156 Bidwell Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 13th day of June, 2019.

Bryan Wicks

Cecilia Wicks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan Wicks and Cecilia Wicks Husband and Wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on

WARRANTY DEED
(Continued)

the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of June, 2019.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072