This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 291962 DEEDWARR
09/26/2019 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20190926-0098060

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater is $190,000.00.

Affiant

Subscribed and sworn before me this the 9th day of September, 2019.

Notary Public
My commission expires: 4-22-23

JESSICA SPARNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address of New Owner:
Cynthia Harris
632 Brentmeadow Cir.
Madison, TN 37115

Send Tax Bill to:
New Owner

Tax Information:
053-13-0 109.00

For and in consideration of the sum of ten and no/100 dollars ($190,000.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAROLD MANNING, JR., an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CYNTHIA HARRIS, an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 36-B, ZONE LOT DIVISION, LOT 36, PHASE I, KIMBOLTON, as shown on plat of record in Plat Book 6900, Pages 276, 277, and 278 amended in Book 6900, Page 571, 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 Harold Manning, Jr., an unmarried man, by deed from Michael Murawski, unmarried, dated 02/11/2014, of record in Instrument No. 20140214-0013208, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 632 Brentmeadow Cir., Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

HM

Witness my hand this the 9th day of September, 2019.

Harold Manning, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Harold Manning, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of September, 2019.

My commission expires: 9-6-22

Notary Public



CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)