Karen Johnson Davidson County
Batch# 307161 DEEDWARR
10/28/2019 02:47:30 PM 2 pgs
Fees: $13.00 Taxes: $185.00
20191028-0110376

WARRANTY DEED

JENNIFER GENTRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of October, 2019.

Jennifer Gentry
Notary Public

MY COMMISSION EXPIRES: 6/9/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
DZ Investments, LLC	David Huffaker ~~First Freedom Bank~~	053 08 0 053.00
(NAME) 0 26th Street	(NAME) 13 Juniper Ln. ~~1620 West Main St~~	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Lebanon TN 37087 ~~Lebanon, TN 37087~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jackie Sue Mann A/K/A Sue Cowan Mann, A Widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DZ Investments, LLC**, 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:

BEING Lot 10, Block 15, Dabbs & Elliott Dupontonia Subdivision Property, recorded in Book 547, page 127, Register's Office for said County.

Said Lot 10 adjoin and front together 200 feet on the westerly side of 26th Street and runs back between parallel lines 144 feet (one of said parallel lines being on the southerly side of Lakeshore Drive), to a dead line in the rear on which it measures 200 feet.

Being a portion of the same property conveyed to Clarence Wayne Mann, and wife, Sue Cowan Mann by Warranty Deed from Raymond M. Behel and wife, Edith H. Behel dated January 24, 1972 and recorded February 7, 1972 in Book 4574, Page 433, in said Register's Office for Davidson County, Tennessee. The said Clarence Wayne Mann having since died on February 26, 2017 leaving Sue Cowan Mann as surviving spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 0 26th Street, Old Hickory, TN 37138

File Number: MTJ-1908567FC

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 our hands this 24th day of October, 2019

Jackie Sue Mann A-K-A Sue Cowan Mann

Jackie Sue Mann A/K/A Sue Cowan Mann

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sue Cowan Mann, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Jackie Sue Mann A/K/A Sue Cowan Mann

Witness my hand and official seal, this the 24th of October, 2019.

Jennifer Gentry

Notary Public

My Commission Expires: 6/9/2020

(SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/23/2022

Notary Seal (if on paper)

File Number: MTJ-1908567FC