PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 404163 DEEDWARR
05/21/2020 11:01:30 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20200521-0052877

W & I Ref: (DM) Title No.: 60979
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew Do 3318B Felecia Street Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 092094W00200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$700,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amy Johnson Manzanares, Trustee of the Amy Johnson Manzanares Family Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Do**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B as shown Exhibit "B" to the Declaration of Covenants Conditions and Restrictions for 3318 Felecia Street Townhomes, of record in Instrument No. 20170127-0008888, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Dianne Johnson, unmarried, by Warranty Deed from David Binkley, dated October 10, 2016 and recorded on October 13, 2016, of record in Instrument No. 20161013-0108268, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 3, 2018, recorded April 9, 2019, of record in Instrument No. 20180409-0032946, corrected by Scrivener's Affidavit of record in Instrument No. 20180904-0086943, said Register's Office, subject property was conveyed to Dianne B. Johnson, Trustee of the Dianne B. Johnson Revocable Trust. The said Dianne B. Johnson has since died. Said Trust appointed Amy Johnson Manzanares, as Successor Trustee of the Dianne B. Johnson Revocable Trust. By Quitclaim Deed, dated December 26, 2018 recorded January 14, 2019, of record in Instrument No. 20190114-0003525, said Register's Office, subject property was conveyed to Amy Johnson Manzanares, Trustee of the Amy Johnson Manzanares Family Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan of record shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 3318 Felecia Street Townhomes of record in Instrument No. 20170127-0008888, said Register's Office, shows an owner's certificate, a minimum setback lines and easement(s) to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170127-0008888, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of 3318 Felecia Street Townhomes Homeowners Association of record in Instrument No. 20170130-0009464, said Register's Office. All Matters shown on Book 421, page 42, said Register's Office.

This is improved property, known as 3318 B Felicia Street, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of May, 2020.

Amy Johnson Manzanares, Trustee of the Amy Johnson Manzanares Family Trust

State of Tennessee

County of Davidson

On this 14th day of May, 2020, before me the undersigned authority, personally appeared Amy Johnson Manzanares, Trustee of the Amy Johnson Manzanares Family Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $700,000.00.

Affiant

Sworn and subscribed before me this 14th day of May, 2020.

Notary

My Commission Expires: 11 | 08 | 2022

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY