Karen Johnson Davidson County
Batch# 410163 DEEDWARR
06/04/2020 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20200604-0057603

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1368TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of May, 2020.

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expiration: 7/15/20

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Michael Robinson 2908 Cherrybark Ct. Hermitage, TN 37076	**IBERIABANK** **12719 Cantrell Road** **Little Rock, AR 72223**	109 04 0A 074.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David Manzano, Jr. an unmarried man,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Robinson unmarried man** 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:

Property known as 2908 Cherry Bark Ct. Hermitage, TN 37076, County of Davidson

Certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the plan of First Revision, Final Plat Cluster Lot Subdivision, Towering Oaks, Phase two of record in Plat at Instrument No. 20120927-0088095, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Manzano, Jr an unmarried man by deed from Stephen A. Hiles and Shirley R. Hiles dated 10/25/17 filed and recorded 11/29/2017 record in Instrument Number 20171129-0121886, said Register's Office.

Tax Map and Parcel ID is as follows 109 04 OA 074.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2908 Cherrybark Ct., Hermitage, TN 37076

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.

DM

Witness my hand this ~~22nd~~ 26 day of May, 2020.

David Manzano, Jr.

STATE OF ~~TENNESSEE~~ Nevada Cou
COUNTY OF ~~DAVIDSON~~ Clark
Cou

On this ~~22nd~~ 26th day of May, 2020, before me personally appeared **David Manzano, Jr. an unmarried man**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this ~~22nd~~ 26 Cou day of May, 2020.

~~Notary~~ Public

Commission Expiration: 9-8-2023

CHARLES O. WALKER
Notary Public, State of Nevada
Appointment No. 19-9058-01
My Appt. Expires Sep 8, 2023

LTE File No.: 20-1368TN

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY