Karen Johnson Davidson County
Batch# 460269 DEEDWARR
08/19/2020 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20200819-0093546

Warranty Deed

KELLY RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $460,000.00 Affiant Subscribed and sworn to before me, this the 13th day of August, 2020. Notary Public My commission expires: 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anna Grace Hale Kyle Joseph Sitzler	FirstBank	103-04-0-471.00
135 46th Avenue North	318 Seaboard Lane #205	
Nashville, TN 37209	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MANICA REAL ESTATE, LLC, A KANSAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA GRACE HALE, AN UNMARRIED WOMAN AND KYLE JOSEPH SITZLER, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision Lots 7, 8 and Part of 9 - Block 11 on the Map of Part of Sylvan Park of record in Plat at Instrument No. 20050815-0096239, 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 William Ripley by Warranty deed from Thomas Dulek, married of record in Instrument No. 20140312-0020537 Register's Office for Davidson County, Tennessee, dated March 05, 2014 and recorded on March 12, 2014.

Being the same property conveyed to MANICA Real Estate, LLC, a Kansas Limited Liability Company by Warranty deed from William Ripley, a married man of record in Instrument No. 20190322-0026262 Register's Office for Davidson County, Tennessee, dated March 20, 2019 and recorded on March 22, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 135 46th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of August, 2020.

Manica Real Estate, LLC, a Kansas Limited Liability Company

By: _____
David Manica, Sole Member

STATE OF KANSAS
COUNTY OF WYANDOTTE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Manica, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Manica Real Estate, LLC, a Kansas Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13 day of August, 2020.

_____
Notary Public

My Commission Expires: 3-17-2022

NOTARY PUBLIC - State of Kansas
David Kelman
My Appt. Expires 3-17-2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

