Karen Johnson Davidson County
Batch# 461943 DEEDWARR
08/21/2020 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $603.17
20200821-0094826

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,020.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0706

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Manns Marine Holdings, LLC	NEW OWNER	Map: 02615000200
(NAME) 328 Shady Creek Ln.	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-THREE THOUSAND TWENTY AND NO/100 DOLLARS ($163,020.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELIZABETH ANN TIDWELL, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MANNS MARINE HOLDINGS, 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:

A Tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being more fully described as follows:

Beginning at an iron pin set on the northwesterly right-of-way line of Marsha Drive, (a 50 foot road), said pin situated 628 feet west of the southerly end of the southwesterly return curve at the intersection of Marsha Drive and Northside Drive, as measured along the northwesterly right-of-way line of Marsha Drive; thence with the northwesterly right-of-way line of Marsha Drive, South 34 deg. 32 min. 00 sec. West 271.50 feet to an iron pin set; thence, with said road, 54.26 feet along the arc of a curve to the right that has a radius of 950.00 feet to an iron pin set in the easterly line of Lot 1 as shown on the plan entitled "Churchill Crossing" as of record in Plat Book 7900, Page 25, Register's Office for Davidson County, Tennessee, said curve has a chord bearing and distance of South 36 deg. 10 min. 10 sec. West 54.248 feet; thence, with the easterly line of said Lot 1, North 49 deg. 31 min. 04 sec. West 18.61 feet to an existing iron pin; thence, continuing with said easterly line, North 41 deg. 38 min. 44 sec. West 274.80 feet to an existing concrete monument at the southeast corner of Lot 2 as shown on the plan entitled "Revised Rivergate Marketplace" as of record in Plat Book 6250, Page 514, Register's Office for Davidson County, Tennessee, and the southwest corner Bruno's Inc. property as recorded in Deed Book 6967, Page 929 and Book 7012, Page 243, Register's Office for Davidson County, Tennessee; thence, with the southeasterly line of Bruno's Inc., North 45 deg. 34 min. 35 sec. East 299.30 feet to an iron pin set; thence, with the southwesterly line of the J.L. Newman, et ux, property as recorded in Deed Book 3308, Page 340, Register's Office for Davidson County, Tennessee, South 46 deg. 39 min. 00 sec. West 232.32 feet to the point of beginning and containing 1.879 acres according to a survey dated July 25, 1994 and prepared by Ragan-Smith Assiciates, Inc., 315 Woodland Street, Nashville, Tennessee.

Being the same property conveyed to Elizabeth Ann Tidwell, by deed from William Doyle Tidwell, Jr. a/k/a W.D. Tidwell, Jr. and wife, Elizabeth Ann Tidwell, of record in Book 9850, Page 352, dated November 2, 1995, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) Easement of record in Book 1169, Page 198, said Register's Office; (3) Easement for Sanitary Sewer and Storm Drainage of record in Book 6813, page 533, said Register's Office.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☒
This is improved ☐ property, known as 0 Marsha Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 21st day of August, 2020.

Elizabeth Ann Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Ann Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of August, 2020.

My Commission Expires: 5-2-22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)

