Karen Johnson Davidson County
Batch# 467223 DEEDWARR
08/31/2020 02:27:30 PM 6 pgs
Fees: $33.00 Taxes: $2,042.03
20200831-0098698

Commitment Number: TN-40538

After Recording, Return To:
Title Forward
1628 John F Kennedy Bou.evard 8 Penn Center
Suite 700
Philadelphia PA 19103

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Brendon Scott Miller and **Katherine Marie Elliott**, 5325 Overton Road, Nashville, TN 37220

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
160-03-0-113.00

GENERAL WARRANTY DEED

RANDALL MANKIN AND SUE ANN MANKIN, HUSBAND AND WIFE, And BLAKE ROBERT MANKIN, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter grantors, whose tax-mailing address is **10232 East Clinton Street, Scottsdale, AZ 85260**, for $551,900.00 (Five Hundred Fifty One Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Brendon Scott Miller** and **Katherine Marie Elliott**, hereinafter grantees, whose tax mailing address is **5325 Overton Road, Nashville, TN 37220**, the following real property:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows: All the following land in the following real property: Land in Davidson County, Tennessee, being Lot No. 205 on the plan of Haileywood Estates, Section 8-F, of record in Book 3842, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description thereof.

The improvements thereon being known as 5325 Overton Road.
Parcel ID: 160-03-0-113.00

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190807-0078370 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 160-03-0-113.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on August 27, 2020:

Randall Mankin aka Randall Wayne Mankin

Randall Mankin aka Randall Wayne Mankin

Sue Ann Mankin

Sue Ann Mankin

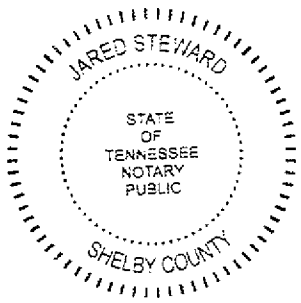
Blake Robert Mankin

Blake Robert Mankin

STATE OF Tennessee
COUNTY OF ~~Williamson~~ Davidson J.S.

The foregoing instrument was acknowledged before me on August 27, 2020 by **Randall Mankin, aka Randall Wayne Mankin, Sue Ann Mankin**, and **Blake Robert Mankin** who are personally known to me or has/have produced state or government photographic ID as identification and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public



Maximum principal indebtedness for Tennessee recording tax purposes is $551,900.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of ~~Gilliamson~~ Davidson D.S.

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ~~$~~ $551,900, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me
This 21st day of August, 2020.

JARED STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

(Seal)

Blake Robert Mankin
Affiant

Blake Robert Mankin
Print Name

Notary Public

My commission expires:
May 22, 2024

Jared Steward
Print Name

Maximum principal indebtedness for Tennessee recording tax purposes is $551,900.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of ~~Williamson~~ Davidson J.S.

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is *, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

*$551,900

Subscribed and sworn to before me

This 27th day of August, 20 20.

Sue Ann Mankin Randall Wayne Mankin AKA Randall Wayne Mankin
Affiant

Sue Ann Mankin RANDALL MANKIN Randall Wayne MANKIN
Print Name

JARED STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
(Seal)

Notary Public

My commission expires:

May 22, 2024

Jared Steward
Print Name

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022