Karen Johnson Davidson County
Batch# 490590 DEEDWARR
10/06/2020 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20201006-0115859

**Prepared By & Return To:**
Tennessee Title Services, LLC
547 N Mt Juliet Rd., Ste 100
Mt. Juliet, TN 37122
MJ20-0680

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of October, 2020

Notary Public

Commission Expires:

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Luke Linehan<br>311 Manzano Road<br>Madison, TN 37115 | Bank of Tennessee<br>301 East Center Street<br>Kingsport, TN 37660 | 052-03-0-179.00 |

# 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, I/WE,

**Ronald T. Rowe, a single man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Luke Linehan, a single 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of Manzano Estates of record in Plat Book 8250, Page 345, 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 Ronald T. Rowe by Quitclaim deed from Karen L. Rowe of record in Instrument No. 20101214-0099458 Register's Office for Davidson County, Tennessee, dated October 17, 2010 and recorded on December 14, 2010.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 311 Manzano Road, Madison, TN 37115

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

**Dated this the** 30 **day of** SEPTEMBER, **2020.**

Ronald T Rowe

Ronald T. Rowe

STATE OF TENNESSEE / OKLAHOMA
COUNTY OF WILSON / MUSKOGEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald T. Rowe** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

**Witness my hand and official seal at Mt. Juliet, Tennessee this** 30 **day of** SEPTEMBER, **2020**

Notary Public
My Commission Expires: 5/16/2022

MELANIE SAMUEL MOUSE III
Notary Public, State of Oklahoma
Commission # 14004467
My Commission Expires 05-16-2022

# True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021