Karen Johnson Davidson County
Batch# 505106 DEEDWARR
10/30/2020 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20201030-0126722

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203817

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $249,900.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28 day of October, 2020.

Notary Public
My Commission Expires: 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

THIS INDENTURE, made this 28 day of October, 2020, among:

KYLE MANGOLD AND ALEXANDRIA MANGOLD, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

ERIN N. TODD, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. L-4, together with the Carport designated No. L-4-C, in Section I, River Plantations, Condominium Apartments, a Horizontal property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One Condominium Apartments, recorded in Book 4460, page 59 of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, as amended in Instrument Number 20051020-0126564 and Instrument Number 20140219-0014288, Registers Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Office of Davidson county, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kyle Mangold and Alexandria Mangold, husband and wife by Warranty deed from Janet L. Miller nka Janet L. Morris and Joseph Morris, wife and husband of record in Instrument No. 20180509-0044368 and Affidavit of Scrivener's Error recorded on October 18, 2018 in Instrument No. 20181018-0103375 Register's Office for Davidson County, Tennessee, dated May 08, 2018 and recorded on May 09, 2018. Being also known as 8207 Sawyer Brown Road L-4 Nashville, Tennessee 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Kyle Mangold

Alexandria Mangold

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kyle Mangold and Alexandria Mangold, the within named bargainor(s), 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 28th day of October, 2020.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Erin N. Todd
Address: 8207 Sawyer Brown Road L4
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Churchill Mtg.
Address: 1749 Mallory Ln #100
City, State, Zip: Brentwood TN 37027

Tax ID: 142-01-0A-076.00-CO

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21
Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY