Karen Johnson Davidson County
Batch# 508464 DEEDWARR
11/03/2020 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20201103-0128721

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater for this transfer is: $275,000

Cynthia J. Artim
Affiant Signature

Subscribed and sworn to before me on this the 16 Day of October 2020.

Robyn DuBray
Notary Public

My Commission expires 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

NAME AND ADDRESS OF PROPERTY OWNER:
Faith Angelica Cotto & Christopher Michael Winter
533 Moss Landing Dr
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 15002006000

WARRANTY DEED

20NT02659

Effective the 16 Day of October 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ryan McManman, single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Faith Angelica Cotto, an unmarried woman & Christopher Michael Winter, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section Two, Percy Priest Meadows of record in Plat Book 4860, Page 15, 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 Ryan McManman, single man, by Warranty Deed from William T. Hopkins, unmarried, dated 08/16/2016 and recorded 08/17/2016 as Instrument No. 20160817-0085808, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 533 Moss Landing Dr, Antioch, TN 37013

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 16 day of Oct, 2020

Ryan McManman

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ryan McManman**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 5-7-24

RANDALL MILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

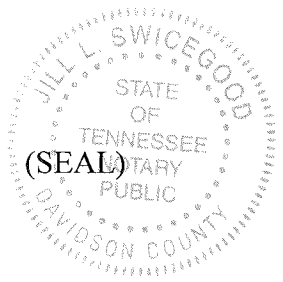
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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