BOX 10-A

SolmonParks File No. 20-000420-524

Karen Johnson Davidson County
Batch# 537623 DEEDWARR
12/18/2020 10:48:46 AM 2 pgs
Fees: $13.00 Taxes: $560.55

20201218-0150147

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $151,500.00.

Affiant

Subscribed and sworn to before me, this 17th day of December, 2020.

Notary Public

My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY Public
DAVIDSON COUNTY
My Commission Expires Aug. 30, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dennis Manko		**142-15-0A-019.00-CO**
110 Bellevue Road #19	New owner	
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Robert A. Downing and wife, Jeannie W. Downing

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Dennis Manko, single man

(hereinafter called the "Grantee"), his 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 Unit No. 19 on the Plan of First Revision Bellevue Manor Condominiums of record in Plat Book 5200, Page 231, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the said unit, together with an undivided interest in all common areas.

Being the same property conveyed to Robert A. Downing and wife Jeannie W. Downing and Elizabeth J. Downing, unmarried by Warranty deed from United States Fidelity and Guaranty Company of record in Book 6459, page 396, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert A. Downing and wife, Jeannie W. Downing by Quitclaim deed from Elizabeth J. Downing, unmarried of record in Instrument No. 20200108-002890 Register's Office for Davidson County, Tennessee.

This is improved unimproved property known as **110 Bellevue Road #19, Nashville, TN 37221.**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the _____ day of December, 2020.

Robert A. Downing

Jeannie W. Downing

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert A. Downing and Jeannie W. Downing, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14 day of December, 2020.

Notary Public
My Commission Expires: 8/23/22

KATIE R. HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

SolomonParks File No. 20-000420-524