Karen Johnson Davidson County
Batch# 543197 DEEDWARR
12/29/2020 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20201229-0154106

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of ~~Davidson~~ Williamson SM
The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Lauren Walker
Affiant

File Number: 20121176

Subscribed and sworn to before me, this 28th day of December, 2020.

Notary Public
My Commission Expires:

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Noah Lael Mudd and Allie Tucker Mudd	Same As New Owner	173090A01000CO
7117 Lenox Village Dr.		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michele Manning, a single woman**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Noah Lael Mudd and Allie Tucker Mudd, husband and wife**, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Lenox Village, Section One, a Planned Unit Development, as of record in Instrument Number 20020319-0033866, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michele Manning by Warranty Deed from George Ashton Jennings and Melinda Cherry Jennings dated February 27, 2015, of record in Instrument No 20150310-0020402, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7117 Lenox Village Dr., Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS my hand this 30th day of December, 2020.

Michele Manning

Michele Manning

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michele Manning with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 30th day of December, 2020.

Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

