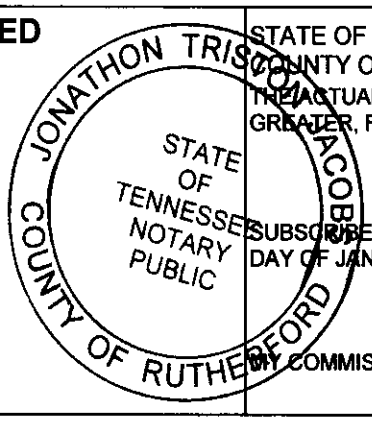
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-7-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gilbert Mana		105-16-0-063.00
(NAME)	(NAME)	
2117 Gladstone Avenue	← Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 576297 **DEEDWARR**
02/24/2021 09:57:29 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20210224-0022755

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Lois E. Winn, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Gilbert Mana and Andrea Mana, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING AT AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF GLADSTONE AVENUE (50 FOOT WIDE PUBLIC RIGHT OF WAY), SAID ROD BEING THE NORTHEAST CORNER OF LOT 136, CORINNE PLACE (BOOK 332, PAGE 1 R.O.D.C., TN) AND THE SOUTHEAST CORNER OF LOT 135 OF SAID CORINNE PLACE OWNED BY PETE KOZAKIEWICZ (INSTRUMENT # 20101014-0082472 R.O.D.C. TN) LOCATED S 00°12'24" E 100.0 FEET FROM AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF LOT 134 OF SAID CORINNE PLACE; THENCE WITH SAID WESTERLY MARGIN OF GLADSTONE AVENUE S 00°10'26" E , PASSING THE NORTHERLY MARGIN OF EDISON STREET ABANDONED BY ORDINANCE NO. 097-997 (EASEMENTS RETAINED) AT 50 FEET FOR A TOTAL DISTANCE OF 75 FEET TO AN IRON ROD (NEW) AT THE NORTHEAST CORNER OF THE WEIST VENTURES, LLC LAND (INSTRUMENT # 20180223-0017327 R.O.D.C., TN); THENCE LEAVING SAID GLADSTONE AVENUE WITH THE CENTERLINE OF SAID ABANDONED RIGHT OF WAY AND THE NORTHERLY LINE OF SAID WEIST N 83°08'31" W 172.64 FEET TO AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF LOT 3, RESUBDIVISION OF LOTS 153, 154 & 155, CORINNE PLACE (INSTRUMENT # 20180124-0007347 R.O.D.C., TN) OWNED BY HAMIDULLA & GHOLAM DURANI (INSTRUMENT# 20200617-0062472 R.O.D.C., TN); THENCE WITH THE EASTERLY LINE OF SAID LOT 3 ALONG THE PROJECTED CENTERLINE OF ALLEY # 1822 (15 FOOT WIDE UNIMPROVED R.O.W.) N 00°16'22" W 25.00 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY TERMINUS OF SAID ALLEY # 1822 IN THE NORTHERLY MARGIN OF SAID ABANDONED RIGHT OF WAY OF EDISON STREET; THENCE WITH THE NORTHERLY MARGIN OF SAID EDISON STREET S 83°12'18" E 7.69 FEET TO AN IRON ROD (NEW) AT THE SOUTHEAST CORNER OF SAID LOT 136 IN THE EASTERLY MARGIN OF SAID ALLEY # 1822; THENCE WITH SAID ALLEY N 00°10'26" W 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 135; THENCE WITH THE SOUTHERLY LINE OF SAID LOT 135 S 83°08'31" E 165.00 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND WHICH INCLUDES SAID LOT 136 AND THE REVERSION AREA OF THE PORTION OF SAID ABANDONED RIGHT OF WAY OF SAID EDISON STREET

ADJACENT TO SAID LOT 136 CONTAINING 12472.41 SQ. FT. OR 0.29 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED 1-7-2021 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD TN. R.L.S. #1838 ~~A~~ see below

This conveyance is subject to all matters as set forth per Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2117 Gladstone Avenue, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 22nd day of January, 2021.

Lois E. Winn

Lois E. Winn

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 Lois E. Winn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of January, 2021.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

* Being the same property conveyed to Lois E Winn unmarried by Deed from Mary Louella Mosley a widow dated June 16th 1993 in Book 8991 pge 166 Register office of Davidson County, Tennessee.