Karen Johnson Davidson County
Batch# 576345 DEEDWARR
02/24/2021 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20210224-0022812

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1106TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 308,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of February, 2021.

Notary Public
Commission Expiration:

W REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Bryson Nelson and Bethany Nelson, and Shannon K. Hall 412 Grapevine Avenue Madison, TN 37115	Churchill Mortgage 1749 Mallory Ln Ste100 Brentwood, TN 37027	052-09-0-090.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Travis Glen Mann, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYSON R NELSON AND BETHANY NELSON AND SHANNON K HALL, JOINT TENANTS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 412 Grapevine Avenue, Madison, TN 37115, County of Davidson

Being the northerly part of Lot Number 15 on the plan of Montague Park, a of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee,

Said part of Lot Number 15 fronts 99.5 feet on the Southerly margin of Grapevine Avenue and runs back 70.5 feet on the Easterly line and 70.5 feet on the Westerly line, to a line in the rear, measuring 95 feet, more or less.

Being the same property conveyed to Travis Glen Mann, an unmarried man, by Cash Deed for Tennessee from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., dated 08/04/2015 and recorded 08/07/2015 in Instrument No. 20150807-0079140, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 052-09-0-090.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 412 Grapevine Avenue, Madison, TN 37115

LTE File No.: 21-1106TN

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; and we do covenant with the 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 unemcumbered, 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 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 19th day of February, 2021.

Travis Glen Mann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of February, 2021, before me personally appeared **Travis Glen Mann**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 19th day of February, 2021.

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

Chasity Petty
Notary Public
Commission Expiration: 9/20/2021

LTE File No.: 21-1106TN

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Williamson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state,
Notary's Name

Benjamin Seamon, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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