Karen Johnson Davidson County
Batch# 612039 DEEDWARR
04/09/2021 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20210409-0047802

WARRANTY DEED

File #2021-163

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $840,000.00.

Affiant

Subscribed and sworn to before me on April 9th, 2021.

NOTARY PUBLIC
My Commission Expires: 10/17/2023

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jaaron Investment Partners 2 LLC 823 Tyne Blvd. Nashville, TN 37220	New Owner	117-15-0-020.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LISA KAREN MANIS, AN UNMARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JAARON INVESTMENT PARTNERS 2 LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, on the map entitled Plat showing Hillmont Subdivision, of record in Book 1424, page 37, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to GRACE WALKER MANIS, A MARRIED PERSON, by deed from GRACE WALKER CLARK, UNMARRIED, of record in Book 6710, page 623, dated November 13, 1985, said Register's Office.

GRACE WALKER MANIS conveyed her interest in said property to LISA KAREN MANIS, by Quitclaim Deed of record as Instrument No. 20060714-0085180, dated January 9, 2006, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Matters shown on the Plan of record in Book 1424, page 37, Register's Office for Davidson County, Tennessee.

This is Improved property known as 1715 Hillmont Drive, Nashville, TN 37215.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 on April 9, 2021.

Grantor:

Lisa Karen Manis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **LISA KAREN MANIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2021.

Notary Public

My commission expires: 7/18/21

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

TRUE COPY CERTIFICATION

I, **WILLIAM T. SMITH,** 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 document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, **WILLIAM T. SMITH,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-17-2023

Notary's Seal:

