~~Prepared by:~~
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville TN 37215

Karen Johnson Davidson County
Batch# 635113 **DEEDWARR**
05/ 3/2021 10:14:32 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210513-0064607

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$315,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **ELIZABETH K. BARNA & MICHAEL L. MYERS** | NEW OWNER | **091-05-0-192.00** |
| (NAME) **689 JAMES AVE.** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37209** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# 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, RHONDA J. WEST, SUCCESSOR TRUSTEE OF THE MANGRUM FAMILY REVOCABLE LIVING TRUST, DATED SEPTEMBER 26, 2007,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH K. BARNA AND MICHAEL L. MYERS , BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Re-Subdivision of Lot No. 3, West Nashville Annex, of record in Book 4175, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to The Mangrum Family Revocable Living Trust from The Estate of Ruth Allen by Larry D. Allen, Administrator , by deed dated March 15, 2012, of record in Instrument No. 20120319-0022882, said Register's Office. Thomas F. Mangrum and Betty J. Mangrum, Trustors and/or Trustees having since died. Rhonda J. West is named Successor Trustee pursuant to the Certification of Trust of record in Instrument No. 20190402-0029864 and Instrument No. 20200702-0071824, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 4175, Page 112; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved( **X** ) property, known as **689 JAMES AVE., NASHVILLE, TN 37209**

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

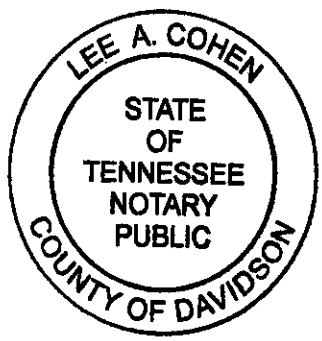
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 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 12 day of May, 2021.

**THE MANGRUM FAMILY REVOCABLE LIVING TRUST, DATED SEPTEMBER 26, 2007**

Rhonda J West Trustee

**By: Rhonda J. West, Successor Trustee**




**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rhonda J. West, Successor Trustee of The Mangrum Family Revocable Living Trust, Dated September 26, 2007,** the 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 and official seal at Nashville, Tennessee this 12 day of May, 2021.

My commission expires: **May 2, 2022.**

Lee A. Cohen

Notary Public

