Karen Johnson Davidson County
Batch# 663363 DEEDWARR
06/23/2021 02:59:30 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20210623-0085144

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

CLIFFORD LIPPARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Teresa Morgan
Affiant

Subscribed and sworn to before me this 15th day of June, 2021.

Notary Public
My Commission Expires: 3/3/2025

2021-328

Address of New Owner:	Send Tax Bills to:	Tax Information:
Charles Andrew Mangrum	UT Federal Credit Union	
7756 Sawyer Brown Road	1512 Coleman Rd.	128-07-0-012.00
Nashville, TN, 37221	Knoxville, TN 37909	

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, we

Aprele M. Fitzgerald, a married woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Charles Andrew Mangrum,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 2-A, Clunan Heights, Section One, a Zone Lot Division. As of record in Plat Book 6250, Page 354, Amending Book 4300, Page 17, register's Office for Davidson County, Tennessee. To which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to Aprele M. Fitzgerald, a single woman by Warranty deed from Jonathan Miller, unmarried of record in Instrument No. 20161114-0119894 Register's Office for Davidson County, Tennessee, dated November 07, 2016 and recorded on November 14, 2016.

Mark Griffin, spouse of Aprele M. Fitzgerald, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7756 Sawyer Brown Road, Nashville, TN 37221.**

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.

Aprele M. Fitzgerald

Mark Griffin

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 Aprele M. Fitzgerald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of June, 2021.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

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 Mark Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of June, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, R. Houston Akin, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Teresa Morgan, a notary public of this county and state, R. Houston Akin, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 7/3/2023

TERESA MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2023