THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 670744 DEEDWARR
07/02/2021 12:08:27 PM 2 pgs
Fees: $13.00 Taxes: $2,044.25

20210702-0090128

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $552,500.00

Melissa Lauren
Affiant

Subscribed and sworn to before me, this 30th day of June, 2021.

Notary Public
My Commission Expires: 1/3/22

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Steven Trombley 2419 A Emmett Ave Nashville, TN 37206	New Owner	Tax Parcel ID No. 072-13-1B-001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRETT MANNING, A SINGLE MAN**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **STEVEN TROMBLEY, A SINGLE MAN**("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" on the plan of 2419 Emmett Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2419 Emmett Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190308-0021628, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to BRETT MANNING, by deed from LEGACY SOUTH HOMES FUND, I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200219-0018461, dated February 11, 2020, said Register's Office.

This is improved property commonly known as: **2419 A Emmett Ave, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MS-SBP-21-2419A

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2021.

BRETT MANNING

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

Witness my hand and official seal at office this 30th day of June, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: