Karen Johnson Davidson County
Batch# 712767 DEEDWARR
09/10/2021 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,001.33
20210910-0121398

Warranty Deed

JASMYN HOWSE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $540,900.00. Affiant Subscribed and sworn to before me, this the 7th day of September, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Francesco Rocchio Charlotte Rocchio	First Choice Lending Services ~~New Owner(s) JH~~	061-08-0-034.00
4710 Tanglewood Drive	9821 Cogdill Road Ste. 2	
Nashville, TN 37216	Knoxville, TN 37932	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS W. MANCHE AND WIFE, SUSAN ANDERS,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLOTTE ROCCHIO AND FRANCESCO ROCCHIO, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: CR FR

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Mrs. McGaughey's Subdivision of part of Tract 3, of A.J. McGaughey's Second Subdivision, not of record, described according to a survey made by L.D. Justice, Surveyor, July 1, 1944, as follows:

Beginning at a point in the Easterly margin of Tanglewood Drive, at the corner of Lots Nos. 22 and 23; thence with the line between said Lots Easterly 295 feet to a point; thence Southerly 83 feet to the corner of Lots Nos. 23 and 24; thence with the line between said lots Westerly 275 feet to the East margin of Tanglewood Drive; thence with the margin of the same Northerly 100 feet to the beginning.

Being the same property conveyed to Thomas W. Manche and wife, Susan Anders by Warranty deed from Randall Steven Warf and Cynthia Jean Baldwin f/k/a Cynthia Jean Warf, Heirs at law of Bettie Jean Warf, deceased of record in Instrument No. 20130823-0089024 Register's Office for Davidson County, Tennessee, dated August 20, 2013 and recorded on August 23, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4710 Tanglewood Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of September, 2021.

Thomas W. Manche

Susan Anders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas W. Manche and Susan Anders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of September, 2021.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3/3/25

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/08/2021 (date ~~of document~~).

Affiant Signature

09/08/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8th day of September, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025