Karen Johnson Davidson County
Batch# 715810 DEEDWARR
09/15/2021 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210915-0123512

Warranty Deed

STEVE MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$400,000.00~~. Affiant Subscribed and sworn to before me, this the 9th day of September, 2021. Notary Public My commission expires: 3-3-25

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:
Taylor Kidwell and Anna Kidwell	CHURCHILL MORTGAGE ~~New Owner(s)~~	161-02-0-057.00
467 Westcrest Drive	17149 MALLORY LANE	
Nashville, TN 37211	SUITE 100	
	BRENTWOOD, TN 37027	

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, **ERIC WAYNE MANLEY, A SINGLE MAN AND RAY HOOPER MANLEY, JR, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR KIDWELL AND ANNA KIDWELL, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of McMurray Hills Subdivision of record in Plat Book 3700, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ray Hooper Manley and wife Sylvia F. Manley by Warranty deed from Kenneth Zaleski and Rina Zaleski of record in Book 8262, page 597, Register's Office for Davidson County, Tennessee, dated December 20, 1990 and recorded on December 21, 1990.

The said Sylvia F. Manley appears to have died on or about August 6, 2011, leaving Ray Hooper Manley as surviving tenant by the entirety.

The said Ray Hooper Manley appears to have died on or about September 3, 2016, leaving a Probate at Docket No. 16P1898, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Being the same property devised to Ray Hooper Manley, Jr. and Eric Wayne Manley in equal shares by the Last Will and Testament of Ray Hooper Manley, Sr. of record in Instrument No. 20180831-0086780, Register's Office for Davidson County, Tennessee, recorded on August 31, 2018.

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 467 Westcrest Drive, Nashville, TN 37211, 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 9th day of September, 2021.

Eric Wayne Manley

~~Ray Hooper Manley~~ Eric Manley his attorney in-fact

~~Ray Hooper Manley~~, Jr by Eric ~~Wayne Manley~~, his Attorney-In-Fact

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 Eric Wayne Manley and Ray Hooper Manley, Jr, 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. * BY ERIC WAYNE MANLEY HIS ATTORNEY IN FACT

Witness my hand and seal this 9th day of ~~September, 2021.~~

~~Notary Public~~

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 09/13/2021 (date ~~of document~~).

Affiant Signature

09/13/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

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