Karen Johnson Davidson County
Batch# 717231 DEEDWARR
09/15/2021 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210915-0124096

THIS INSTRUMENT PREPARED BY:
PAUL F. SOREL, ESQ.
2323 21ST AVE S, STE 502
NASHVILLE, TN 37212

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Daniel S. Mancini 1718 Ordway Pl. Nashville, TN 37206	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL ROAD INDIANLAND, SC 29707	083100232.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SUZANNE CARLSON, UNMARRIED** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **DANIEL S. MANCINI, AN UNMARRIED MAN AND STEVEN A. MANCINI, A MARRIED MAN** ("Grantees" herein), their heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Batson and Williams Subdivision, of record in Book 1424, page 30, 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 SUZANNE CARLSON, AN UNMARRIED WOMAN, by deed from SARAH ELIZABETH WILLIAMS AND DEREK JUSTIN WILLIAMS, of record as Instrument No. 20190805-0077656, dated July 31, 2019, said Register's Office.

This is improved property known as: 1718 Ordway Pl., Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his heirs and assigns, successors 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. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, THE GRANTORS HAVE HEREUNTO SET THEIR HANDS AS OF THIS 7TH DAY OF SEPTEMBER, 2021.

SUZANNE CARLSON

September 7, 2021

STATE OF OREGON)
COUNTY OF Marion)

Before me, Linda Kuderer, a Notary Public of the State and County aforesaid, personally appeared **SUZANNE CARLSON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Salem ~~TN~~ OR, this 7 day of September, 2021.

Linda Kuderer
Notary Public Linda Kay Kuderer

My Commission Expires: 02/15/2022

OFFICIAL STAMP
LINDA KAY KUDERER
NOTARY PUBLIC - OREGON
COMMISSION NO. 971635
MY COMMISSION EXPIRES FEBRUARY 15, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$400,000.00.**

Affiant

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

Carmen Coats
Notary Public

My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

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 09/14/2021 (date ~~of document~~).

Affiant Signature

09/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14th day of September, 2021.

Notary's Signature

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

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025