Karen Johnson Davidson County
Batch# 724009 DEEDWARR
09/27/2021 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20210927-0129137

22759
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Value Thrift Holdings, LLC
3250 Dickerson Pike
Nashville, TN 37207

Send Tax Bills to:
New owner

Map/Parcel: 06016000800

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, I/we, **Dixie Angie Mangrum, an unmarried person**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Value Thrift Holdings, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Map of Capital View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northeast intersection of Dickerson Road and Lorraine Avenue; thence with the north margin of Lorraine Avenue, easterly 206.8 feet to a point at a turn in said Avenue and continuing with the margin of same, easterly 95.3 feet to the southwest corner of Lot No. 8 of said Subdivision; thence with the line between Lots Nos. 7 and 8, northerly 69.5 feet to a point, the common corner of Lots Nos. 6 and 7; thence with the line between said lots, westerly 300 feet to the easterly margin of Dickerson Road; thence with the margin of the same, southerly 89.3 feet to the point of beginning.

BEING the same property conveyed to Jerry C. Mangrum and wife, Dixie Angie Mangrum by Warranty Deed from Amanda E. Wells, dated December 4, 1980, filed of record in Book 5687, page 298, Register's Office for Davidson County, Tennessee. Jerry C. Mangrum and Dixie Angie Mangrum remained married, without intervening divorce or legal seperation from the time of acquisition of the property herein until the death of Jerry C. Mangrum; therefore, Dixie Angie Mangrum is the surviving tenant by the entirety to the property herein.

This conveyance is subject to: Taxes for 2021 and subsequent years and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 2801 Dickerson Pike, Nashville, TN 37207

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 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 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.

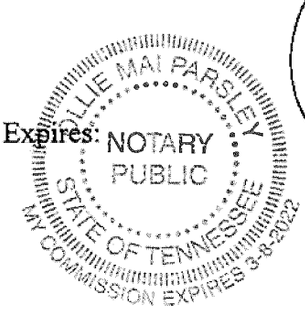
WITNESS my/our hand(s) as on the date shown on the Notary forms.

Dixie Angie Mangrum

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dixie Angie Mangrum, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of September, 2021.



My Commission Expires:

Notary Public

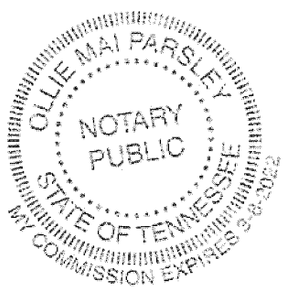
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $660,000.00

Affiant

Sworn to and subscribed before me, this 15th day of September, 2021.

Notary Public



TRUE COPY CERTIFICATION

I, AMANDA YOUNG, 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 9-15-2021.

Signature 9-23-2021
Date

State of Tennessee

County of Davidson

Personally, appeared before me, Taylor Anderson, a notary public for this county and state, Amanda Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 23rd day of September, 2021.

Taylor Anderson
Notary Signature

My commission expires:

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023