Karen Johnson Davidson County
Batch# 732020 DEEDWARR
10/08/2021 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $5,091.20
20211008-0135687

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $1,376,000.00.

Affiant

Subscribed and sworn before me this the 5th day of October, 2021.

Notary Public
My commission expires: 4|26|25

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Matthew Nathanson and Lauren Nathanson<br>198 Manchester Ave<br>Nashville, TN 37206 | Same as new owner | 083-06-0 139.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JENNIFER MORANT AND JOSHUA MORANTAS TRUSTEES OF THE JENNIFER MORANT AND JOSHUA MORANTLIVING TRUST DATED MARCH 25, 2019, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW NATHANSON AND LAUREN NATHANSON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Beaumont Place, of record in Plat Book 332, Page 38, 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 Jennifer Morant and Joshua Morant, Trustees of the Jennifer Morant and Joshua Morant Living Trust dated March 25, 2019, and any amendments thereto, by Quitclaim Deed from Jennifer Morant, married, of record in Instrument No. 20190910-0091204, Register's Office for Davidson County, Tennessee, dated March 25, 2019 and recorded on September 10, 2019.

Also being the same property conveyed to Jennifer Morant by Warranty Deed from Claude E. Westmoreland, of record in Instrument No. 20140318-0022250, Register's Office for Davidson County, Tennessee, dated March 14, 2014 and recorded on March 18, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 198 Manchester Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Witness my hand this the 4 day of October, 2021.

Jennifer Morant and Joshua Morant Living Trust dated March 25, 2019

BY: _____
Jennifer Morant, Trustee

BY: _____
Joshua Morant, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _ Jennifer Morant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the TRUSTEE of the within named bargainor, Jennifer Morant and Joshua Morant Living Trust dated March 25, 2019, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Jennifer Morant and Joshua Morant Living Trust dated March 25, 2019, by the said Jennifer Morant as such TRUSTEE.

Witness my hand and official seal this 4 day of October, 2021.

My commission expires: 9/18/22

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joshua Morant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the TRUSTEE of the within named bargainor, Jennifer Morant and Joshua Morant Living Trust dated March 25, 2019, and that he, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Jennifer Morant and Joshua Morant Living Trust dated March 25, 2019, by the said Joshua Morant as such TRUSTEE.

Witness my hand and official seal this 4 day of October, 2021.

My commission expires: 9/18/22

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Certificate of Authenticity

I, Elizabeth Yerger, 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 October 4, 2021.

Date

Affiant Signature

October 4, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of October, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON