THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038116**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $920,000.00. Affiant Subscribed and sworn to before me, this 17th day of November, 2021. Notary Public My Commission Expires: 02/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-09-24

Karen Johnson Davidson County
Batch# 760008 DEEDWARR
11/23/2021 11:55:57 AM 2 pgs
Fees: $13.00 Taxes: $3,404.00

20211123-0155444

WARRANTY DEED

Address New Owner: Brian Gettmann 945 Mansfield Street Nashville TN 37206	Send Tax Bills To: New Owner 1204 NW Union St Bend, OR 97703	Tax Information: Tax Parcel ID No. 082 08 0 352.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura Beth Hendricks, Successor Trustee of The Mansfield Avenue Trust dated August 18, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Gettmann, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, on The Plan of House and Simonton's Subdivision of Lot Nos. 1 to 16 in Stratton and Seymour's Addition to Edgefield, now East Nashville, as shown on plat of record in Plat Book 57, Page 137, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles M. Flood, Jr., Trustee of The Mansfield Avenue Trust dated August 18, 2017, by Warranty Deed from Mustard Seed Living, LLC, of record in Instrument No. 20170901-0089888, in the Register's Office of Davidson County, Tennessee, dated August 31, 2017 and recorded on September 1, 2017. Laura Beth Hendricks was appointed successor trustee in designation of successor trustee dated August 18. 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of House and Simonton's Subdivision of Lots No.1 to 16 inclusive in Stratton and Seymour's Addition to Edgefield, as recorded in Plat Book 57, Page(s) 137.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached Historical recorded in Instrument No. 20161019-0110466.

This is improved property located at 945 Mansfield Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November, 2021.

The Mansfield Avenue Trust

Laura Beth Hendricks Trustee

By: Laura Beth Hendricks, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Beth Hendricks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Successor Trustee of The Mansfield Avenue Trust dated August 18th, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of November, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

JM-MRE 21945