Karen Johnson Davidson County
Batch# 790217 DEEDWARR
01/14/2022 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20220114-0005575

PREPARED BY (AND RETURN TO):

*Wilkins and Ivey, Attys*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey*
*Margaret H. Taylor*

*Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 62182
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jennifer Matthies<br>6113 Beals Lane<br>Nashville, TN 37218 | First Amer. Mtg. Solutions<br>on behalf of Caliber Home Loans<br>1325 S. Belt Line Road<br>Coppell TX 75019 |

**TAX MAP PARCEL NUMBERS:** 05901001900

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$605,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tommie C. Manning, as surviving tenant by the entirety,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Matthies,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Vista Estates of record in Book 4460, page 196, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ulysses Manning and wife, Tommie C. Manning, by Warranty Deed from Henry W. Bowers, Jr. and wife, Neva K. Bowers, dated February 26, 1974 and recorded on February 28, 1974, of record in Book 4792, page 167, Register's Office for Davidson County, Tennessee. The said Ulysses Manning died on October 19, 1997.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, page 196, said Register's Office, which Plan shows a 140 foot minimum building setback line from Beals Lane and a 10 foot easement for public utility and drainage purposes along the rear and northerly side lines of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7663, page 729, said Register's Office.

**This is improved property, known as 6113 Beals Lane, Nashville, TN 37218**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 30th day of November, 2021.

Tommie C. Manning
**Tommie C. Manning**

**State of** Tennessee

**County of: Davidson**

On this 30th day of November, 2021, before me the undersigned authority, personally appeared Tommie C. Manning, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor
Notary

My Commission Expires: _____

**State of: Tennessee**

**County of: Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $605,000.00.

Affiant

Sworn and subscribed before me this 30th day of November, 2021.

Notary

My Commission Expires: 4-28-25

KEMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

**Tennessee Certification of Electronic Document**

I, Trudy Milliken, 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 11-30-2021 (date of document).

Affiant Signature

11-10-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 10th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY