2

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 795631 DEEDWARR
01/26/2022 11:29:57 AM 2 pgs
Fees: $13.00 Taxes: $3,903.50

20220126-0009423

DM-BMR-21-5929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,055,000.00.

M. Alexa Morrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JUNE 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Raymond M. Muckala and Victoria A. Muckala	**New Owner**	
(NAME)	(NAME)	**174 00 0 190.00**
5929 Pettus Road	1658 Headwaters LN	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Woodbury, MN 55129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH MANN AND WIFE, SHARON MARIE MANN(AKA SHARON M. MANN),** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAYMOND M. MUCKALA AND VICTORIA A. MUCKALA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in the Fifth Civil District of Davidson County, Tennessee, according to a survey by Billy Carl Tomlin & Associates RLS# 383, dated June 21, 1994 and being more particularly described as follows:

Tract No. 4:
Beginning at an iron pin set in the Westerly margin of Pettus Road, that is Southerly a distance of 452.83 feet along said margin from the Southeast corner of a tract of land deeded to Melvin Duane Boehm as of record in Deed Book 8074, Page 980, R.O.D.C.. TN, said iron pin being the Southeast corner of Tract 3 and the Northeast corner of the herein described land; thence with the Westerly margin of Pettus Road, South 07 deg. 06' West, 180.00 feet to an iron pin found at the Northeast corner of a tract of land deeded to Thelma W. Clark as of record in Deed Book 7436, Page 310, R.O.D.C., TN, thence, leaving said Westerly margin with a line common Clark, North 84 deg. 23' West, 959.93 feet to an iron pin found, said iron pin being the Southeasterly corner of a tract of land deeded to Thelma W. Clark as of record in Deed Book 5535, Page 586, R.O.D.C., TN, thence with a line common to Clark, North 00 deg. 08' East, 277.71 feet to an iron pin set, a common corner to Tract 3; thence, with a line common to Tract 3, South 78 deg. 49' East, 995.83 feet to the point of beginning and containing 5.09 acres, more or less.

Being part of the same property conveyed to Joseph Mann and wife, Sharon Marie Mann (aka Sharon M. Mann), by Warranty Deed from Steven W. Abernathy and wife, Julie Abernathy, of record in Instrument No. 20150203-0010043, in the Register's Office of Davidson County, Tennessee, dated January 30, 2015 and recorded on February 2, 2015.

This conveyance is subject to:
- No coverage is provided as to the measurements, calls, acreage or square footage of the described land.

- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5929 Pettus Road, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 land to the said GRANTEE(S), 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) this the 24th DAY OF JANUARY, 2022.

Joseph Mann

Joseph Mann
Sharon Marie Mann
Joseph Mann as Attorney In Fact.
Sharon Marie Mann by Joseph Mann as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH MANN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of January, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH MANN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHARON MARIE MANN, and who acknowledged he/she/they executed the same as the free act and deed of the said SHARON MARIE MANN.

Witness my hand and official seal, this the 24th of January, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
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Nashville, TN 37212