WARRANTY DEED

Karen Johnson Davidson County
Batch# 799407 DEEDWARR
02/02/2022 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20220202-0012471

DM-BR-21-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2025
(AFFIX SEAL)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

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)
Delsos Berwadi and Halat Khalid	New Owner	
425 Bellingrath Dr (NAME)	(NAME)	**182 00 0 213.00**
~~0 Pettus Road~~ (ADDRESS)	425 Bellingrath Dr (ADDRESS)	
~~Antioch, TN 37013~~ Nashville TN 37211	Nashville TN 37211	
(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 **DELSOS BERWADI AND HALAT KHALID, 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:

Being a tract or parcel of land lying in the 32nd Councilmanic District of Davidson County, Tennessee, and being more particnuarly described according to the legal description prepared by Anderson, Delk, Epps, & Associates, Inc., as follows:

Beginning at a point on the Westerly marign of Pettus Road, said point being the most Northeasterly corner of the afore-said said Clark Property and the most Southeasterly corner of the Steven W. Abernathy Property of record in instrument 20001120-114404, Register's Office Davidson County, Tennessee; Thence with the common line of said Clark and Abernathy Properties, North 84 degrees 22 minutes 18 seconds West a distance of 400.00 feet to a point; thence with a new line, severing said Clark Property, the following two calls: South 05 degrees 10 minutes 14 seconds West a distance of 150.00 feet to a point; thence South 84 degrees 22 minutes 18 seconds East a distance of 400.00 feet to a point on the Westerly margin of Pettus Road; thence with said margin of Petty Road, North 05 degrees 10 minutes 14 seconds East a distance of 150.00 feet to the point of beginning, containing 1.377 acres or 60,000 square feet more or less.

Being 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 03, 2015.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- No coverage is provided as to the amount of acreage or square footage of the land.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 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 24 DAY OF JANUARY, 2022.

Joseph Mann

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

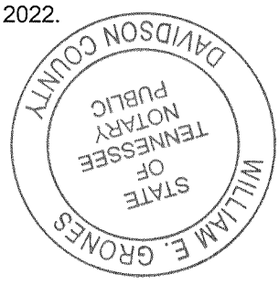
Sharon Marie Mann by Joseph Mann as Attorney-in-Fact

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)



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)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1-24-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1-24-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th **day of** January**, 2**022**.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

