RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-6141-2022

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 823067 DEEDWARR
03/16/2022 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,241.35
20220316-0030730

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,500.00.

Katherene Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March 2022

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37067

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lucas Salmen and Olivia Salmen, Husband and Wife<br>205 Village Pl<br>Nashville, TN 37212 | Same address as new owner | 161-10-0A-062-00 |

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY FIVE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($335,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TYLER MANSFIELD AND ALISON MANSFIELD**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LUCAS SALMEN AND OLIVIA SALMEN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 81 on the plan of VILLAGES OF BRENTWOOD, PHASE ONE, as shown by plat of record in Plat Book 5200, Page 613, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tyler Mansfield, married from Tiffany Lynn McIntosh Frost, married, by Warranty Deed dated 12/14/2015 and recorded 12/16/2015 in Instrument No. 20151216-0126498, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: Nashville, TN

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of March, 2022

GRANTOR(S)

Tyler Mansfield

Alison Mansfield

STATE OF ~~TENNESSEE~~ Ohio :
COUNTY OF Cuyahoga :

Personally appeared before me, a Notary Public, Tyler Mansfield and Alison Mansfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of March, 2022.

Notary Public

Mahesh Srinivasan

Printed Notary Name

My commission expires: 5/12/2025

MAHESH SRINIVASAN - NOTARY PUBLIC
STATE OF OHIO
COMM EXP: MAY 12, 2025

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/7/22 (date of document).

Jennifer L. Pennell

3/7/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of March, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

