Karen Johnson Davidson County
Batch# 833624 DEEDWARR
04/01/2022 02:46:54 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20220401-0038274

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

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.: 62424
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas Supalla 2000A Hutton Drive Nashville, TN 37210	Stockton Mortgage Corporation 88 C. Michael Davenport Blvd. Ste 1 Frankfort, KY 40601

TAX MAP PARCEL NUMBERS: 106130B00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$530,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shawn Manis**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Supalla and Rebecca R. Supalla, husband and wife,** 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 Unit A as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2000 Hutton Drive Townhomes of record in Inst. No. 20161207-0128392, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Shawn Manis by Warranty Deed from New Day Homes, LLC dated September 5, 2017 and recorded on September 8, 2017, of record in Inst. No. 20170908-0092666, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 2000 Hutton Drive Townhomes of record in Inst. No. 20161207-0128392 said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20161207-0128392, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; All matters shown on Book 1835, page 25, said Register's Office; Easement for telecommunications to U. S. Sprint Communications Company of record in Inst. No. 20140114-0003778, said Register's Office.

This is improved property, known as 2000A Hutton Drive, Nashville, TN 37210

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.

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 23 day of March, 2022.

Shawn Manis

MICHELLE LACARIA
Notary Public, State of Arizona
Maricopa County
Commission # 575900
My Commission Expires
November 06, 2023

State of ARIZONA

County of MARICOPA

On this , before me the undersigned authority, personally appeared Shawn Manis, 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.

Notary

My Commission Expires: November 6, 2023

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: $530,000.00.

Affiant

Sworn and subscribed before me this 31st day of March, 2022.

Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires