Karen Johnson Davidson County
Batch# 838725 DEEDWARR
04/12/2022 03:03:02 PM 2 pgs
Fees: $13.00 Taxes: $5,790.50
20220412-0042428

FROM: Donald R. Moody
TO: Amy J. Manzanares

Address New Owner as follows:

Amy J. Manzanares
5605 Ottershaw Ct
Brentwood, TN 37027

Send Tax Bills to:
Bank of America
P.O. Box 650070
Dallas, TX 75265

Map-Parcel No.

Map 159-10-A
Parcel 2

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,565,000.00.

Affiant

Subscribed and sworn to before me, this the 8TH day of April, 2022.

Notary Public
My Comm. Expires:

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donald R. Moody, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Amy J. Manzanares, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Ottershaw Subdivision, of record Book 7900, page 678, 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 Donald R. Moody, by deed from James T. Hearn, unmarried, of record as Instrument No. 20040223-0020204, said Register's Office.
>
> The above described property is not the usual place of residence of the Grantor.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Metro Nashville Davidson County general or special taxes and assessments required to be paid in the year 2022, which have been prorated between the parties..

2. All matters shown on the Plat of record in Book 7900, page 678, said Register's Office.

3. Declaration of Covenants, Condition and Restrictions for Ottershaw, of record in Book 9269, page 483, said Register's Office.

This is improved property located at 5605 Ottershaw Court, Brentwood, Tennessee 37027.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized 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; and GRANTOR does further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 8th day of April, 2022.

Donald R. Moody

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 3/7/23

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.