Karen Johnson Davidson County
Batch# 846869 DEEDWARR
04/27/2022 02:52:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220427-0048790

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Christopher Michael Mann & Laura Elizabeth Mann 994 McFerrin Ave. Nashville, TN 37206	Christopher Michael Mann and Laura Elizabeth Mann 994 McFerrin Ave. Nashville, TN 37206

Order Number: 11060-502596

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Christopher Michael Mann and wife, Laura Elizabeth Mann**, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Christopher Michael Mann and Laura Elizabeth Mann, Husband and Wife**, whose address is 994 McFerrin Ave., Nashville, TN 37206, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 2 on the Plan of Final Plat,
Resubdivision of Lot 2, Alexander's Petway Avenue Subdivision of record in Plat at Instrument No. 20150617-0057876, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 08204042200
Street address of property: 994 McFerrin Ave., Nashville, TN 37206

Prior Instrument References by which Grantor(s) acquired title: Instrument 20160826-0089542 in the Register's Office, Davidson County, Tennessee.

Signed this 15 day of March, 2022.

Signature of Grantor(s):

Christopher Michael Mann

Laura Elizabeth Mann

STATE OF California, COUNTY OF Los Angeles, SS:

BE IT REMEMBERED That on this 15 day of March, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Christopher Michael Mann and Laura Elizabeth Mann known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

KAREN M. TROST
COMM# 2387626
Notary Public - California
Los Angeles County
My comm. Expires DEC 20, 2025

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 08204042200
Street address of property: 994 McFerrin Ave., Nashville, TN 37206

Oath of Consideration

I or we, Christopher Michael Mann Laura Elizabeth Mann, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $~~0~~ exempt which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 15 day of March, 2022.

Signatures of Affiant(s):

Christopher Michael Mann Laura Elizabeth Mann

Sworn and subscribed before me this _____ day of _____, 2022.

_____
Notary Public

See Attached Sheet

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on
this 15 day of March, 20 22,
by Christopher Michael Mann, & Laura Elizabeth Mann

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

KAREN M. TROST
COMM# 2387626
Notary Public - California
Los Angeles County
My comm. Expires DEC 20, 2025

(Seal)

General Warranty Deed (4)

Certificate of Authenticity

I, SUSAN S. CHO, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 3-15-2022 date of document

Name: Susan S. Cho
Title: Escrow Supervisor

4-8-2022
Date

State of CALIFORNIA

County of ORANGE

Personally appeared before me, THOS. WM. WHITE, a notary public for this county and state, Susan S. Cho, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me on this 8th day of April, 2022.

THOS. WM. WHITE
COMM. #2240792
Notary Public - California
San Bernardino County
My Comm. Expires May 29, 2022

Notary's Signature

Notary Public: THOS. WM. WHITE
My Commission Expires: 5/29/2022