Karen Johnson Davidson County
Batch# 851660 DEEDWARR
05/06/2022 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220506-0052437

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

File No.: CB-22-308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Manno and Haley Mae Campbell	Rocket Mortgage	148 02 0 062.00
(NAME)	(NAME)	
308 Lallemand Court Nashville, TN 37211	635 Woodward Ave Detroit, MI 48226	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **KENNETH DEGENHARDT, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ZACHARY MANNO, A SINGLE MAN AND HALEY MAE CAMPBELL, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 22 on the Plan of Luna Heights, Section Two, of record in Book 2900, Page 85, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For Reference: Said Lot No. 22 fronts 65.9 feet on the northwesterly side of Lallemand Court and extends back 255.0 feet on the northeasterly line and 250.0 feet on the southwesterly line to a dead line in the rear, measuring 104.0 feet thereon.

Being the same property conveyed to Kenneth Degenhardt, a single man, from Felipe Mandujano; unmarried, by Warranty Deed dated July 27, 2018, recorded July 30, 2018, in Instrument No. 20180730-0074020, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 308 Lallemand Court, Nashville, TN 37211
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 19th day of April, 2022

Kenneth Degenhardt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2022, before me personally appeared Kenneth Degenhardt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of April, 2022.

Notary Signature
My commission expires: 9-8-2025



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/29/2022 ____ (date of document).

Affiant Signature

04/29/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025