Karen Johnson Davidson County
Batch# 853147 DEEDWARR
05/10/2022 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220510-0053337

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

DaNita Lane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/1/25
File No. 22-15694

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alexandria Linda Wright (NAME)	Home Point Financial Corporation (NAME)	092-16-0B-074.00 CO
605 Strand St. ~~900 19th Avenue S., #705~~ (STREET ADDRESS)	9 Entin Road, Suite 200 (STREET ADDRESS)	
Santa Monica, CA 90405 ~~Nashville, TN 37212~~ (CITY) (STATE) (ZIP)	Parsippany, NJ 07054 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Karin L. Manhardt and Doug P. Manhardt, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexandria Linda Wright, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR 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, described as follows, to-wit:

BEING a certain condominium apartment in Davidson County, Tennessee, being Unit No. 705 of University Square Condominium Apartments, a Horizontal Property Regime, pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6900, Page 124, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property previously conveyed to Karin L. George, unmarried, by Warranty Deed from Lisa Jane Romeo, unmarried, dated 5/27/1997 and recorded 5/28/1997 in Book 10469, Page 396, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Karin L. Manhardt and husband, Doug P. Manhardt by Quitclaim Deed to create a tenants by the entireties interest, from Karin L. Manhardt, f/k/a Karin L. George, dated 11/3/2015 and recorded 12/23/2015 in Instrument No. 20151223-0129281, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 900 19th Avenue S., #705, Nashville, TN 37212.

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 GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 26th day of April, 2022.

Karin L. Manhardt

Doug P. Manhardt

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 26th day of April, 2022, before me personally appeared Karin L. Manhardt and Doug P. Manhardt, 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 26th day of April, 2022.

Notary Signature
My commission expires: 6/7/28

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4/26/22 (date of document).

Affiant Signature

4/26/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 26th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY