WARRANTY DEED

Karen Johnson Davidson County
Batch# 853760 DEEDWARR
05/11/2022 12:10:10 PM 2 pgs
Fees: $13.00 Taxes: $1,816.70
20220511-0054035

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $491,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/8/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Man Keng Ho	NEW OWNER	Tax Map - Parcel 118-04-0-100.00
(NAME)	(NAME)	
2606 Hurdwood Dr.	460A Craighead St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alice Carpenter, Successor Trustee of The Nelson J. Gammans and/or Theodora D. Gammans Revocable Living Trust dated the 6th day of January, 2000,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Man Keng Ho,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain tract or parcel of land in located in Davidson County, Tennessee, Being Lot No. 38 of Hurdwood Heights, Section 2, as shown of record in Book 2330, page 38, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to the Nelson J. Gammans and/or Theodora D. Gammans Revocable Living Trust dated the 6th day of January, 2000, by deed dated October 31, 2016 from Theodora D. Gammans as shown of record in Instrument #20161031-0114835, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any any all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 2606 Hurdwood Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (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 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. 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 hands this 5th day of May, 2022.

THE NELSON J. GAMMANS AND/OR THEODORA D. GAMMANS REVOCABLE LIVING TRUST DATED THE 6TH DAY OF JANUARY, 2000

Alice Carpenter
Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alice Carpenter with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Successor Trustee of the The Nelson J. Gammans and/or Theodora D. Gammans Revocable Living Trust dated the 6th day of January, 2000 the within named bargainor, and Trust, and that she as such Successor Trustee and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Alice Carpenter as such Successor Trustee.

Witness my hand and official seal at Murfreesboro, Tennessee this 5th day of May, 2022.

Notary Public

My Commission expires: 12/18/2023

RICK G. MANSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 17267