Karen Johnson Davidson County
Batch# 857021 DEEDWARR
05/17/2022 11:03:16 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220517-0056638

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62602
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Todd Mendez Grace Mendez 3834 Dunbar Drive Nashville, TN 37207	new owners

TAX MAP PARCEL NUMBERS: 05910004000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$410,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michelle McKay Manning**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd Mendez and Grace Mendez, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Royal Garden Estates, Section 1 of record in Book 3700, page 29, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth M. McKay and wife, Hattie L. McKay, by Warranty Deed from Charles D. Proctor and wife Ella P. Proctor, dated July 23, 1987 and recorded on July 28, 1987, of record in Book 7308, page 503, Register's Office for Davidson County, Tennessee. The said Kenneth M. McKay has since died. By Quitclaim Deed, dated September 26, 2017, recorded September 28, 2017, of record in Instrument No. 20170928-0099558, said Register's Office, Hattie L. McKay conveyed her interest in subject property to Michelle McKay Manning.

This property is not a marital residence and, as such, is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 3700, page 29, said Register's Office, shows an owner's certificate, a 40 foot minimum building setback line from Dunbar Drive, and a 10 foot easement for public utility purposes along the rear line of said lot. Restrictions contained in instruments of record in Book 3933, page 246, corrected in Book 4062, page 450, said Register's Office.

This is improved property, known as 3834 Dunbar Drive, Nashville, TN 37207

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-MP-223834

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of May, 2022.

Michelle McKay Manning

Michelle McKay Manning

MASON G. RAPOSA
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES JUNE 10, 2023

State of ~~Tennessee~~ Rhode Island

County of ~~Davidson~~ Washington

On this 12th day of May, 2022, before me the undersigned authority, personally appeared Michelle McKay Manning, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 06/10/2023

·OSA
·UBLIC
·HODE ISLAND
MY COMMISSION EXPIRES JUNE 10, 2023

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $410,000.00.

Affiant

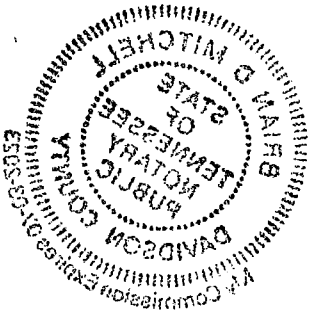
Sworn and subscribed before me this 12th day of May, 2022.

Brian D. Mitchell

Notary

My Commission Expires: _____

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023


BRIAN D MITCHELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023