BOX #14

G#36006-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 882880 DEEDWARR
07/01/2022 11:16:36 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220701-0076637

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2022.

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gilbert Mana and Andrea Mana	**"New Owners"**	**105 16 0 079 00**
2117 [redacted] **Gladstone Avenue**		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William R. Hostettler, a married man, and Carl A. Neuhoff Jr, a married man, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gilbert Mana and Andrea Mana, husband and wife

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, being Lot No. 122 on the Map of Corrine Place, as of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee.

SAID Lot No. 122 fronts 50 feet in the westerly side of Gladstone Avenue and runs back between parallel lines 165 feet to an alley.

BEING all of the same property conveyed to William R. Hostettler, a married man, and Carl A. Neuhoff Jr, a married man, as tenants in common, by Warranty Deed dated May 2nd, 2022, from Colie F. Turner, an unmarried man, and Terry Lynn Crain, a married woman, as Devisees under the Last Will and Testament of Alphie H. Franklin, and Christopher Michael Turner, an unmarried man, and William Daniel Turner, a married man, as the sole Heirs at Law of Michael A. Turner, deceased, as Devisee under the Last Will and Testament of Alphie H. Franklin, of record in Instrument No. 20220503-0051229, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee;

2) Subject to agreement regarding the use of a water pipe and meter for adjoining properties as set out in the Deed of record in Book 2083, Page 336, Register's Office for Davidson County, Tennessee. Note: When this agreement was made in this Deed, Maude Miller (the Grantor) only owned Lot Nos. 121 and 122; and,

3) Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

This is improved property, known as: **2013 Gladstone Avenue, Nashville, TN 37211**.

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 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 hand(s) this **30th** day of **June, 2022.**

William R. Hostettler

Carl A. Neuhoff Jr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William R. Hostettler and Carl A. Neuhoff Jr,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2022.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY