LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$320,000.00**

Rhonda J. West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF JULY, 2022.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GROWING UP, GROWING OLD, LLC	**SAME**	**091-10-0-195.00**
(NAME) **1124 GRANNY WHITE CT.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204-4115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 884119 **DEEDWARR**
07/05/2022 11:36:55 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20220705-0077309

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RHONDA J. WEST, SUCCESSOR TRUSTEE OF THE MANGRUM FAMILY REVOCABLE LIVING TRUST, DATED SEPTEMBER 26, 2007,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GROWING UP, GROWING OLD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 81, (erroneously referenced as Lot 181 in prior quitclaim deed) on the Plan of Section Two, Urbandale, as of record in Book 1835, Page 82, Register's Office for Davidson County, Tennessee, being described as follows:

Beginning at a point on the southerly margin of Winn Avenue, the common corner of Lots 80 and 81; thence with the line between said lots southwardly 125 feet to the corner of said lots and of Lots 53 and 54; thence with the line between lots 53 and 81 eastwardly 55.5 feet to the westerly margin of Conway Street; thence with the margin of the same northerly 105 feet to the beginning of a curve; thence with said curve northwesterly 31.42 feet to the southerly margin of Winn Avenue; thence with the margin of the same westerly 35.5 feet to the beginning.

Being the same property conveyed to Thomas F. Mangrum and wife, Betty Jean Mangrum from Helen J. Jackson, unmarried, by deed dated June 19, 1995, of record in Book 9707, Page 170, said Register's Office. Being further conveyed to The Mangrum Family Revocable Living Trust, dated September 26, 2007, Thomas F. Mangrum and Betty J. Mangrum, Trustors and/or Trustees, from Thomas F. Mangrum and Betty J. Mangrum, by Quitclaim Deed dated November 15, 2007, of record in Instrument No. 20080812-0082896, said Register's Office.

See Certification of Trust of record in Instrument No. 20200702-0071824, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 1835, Page 82, and any and all other easements and restrictions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **5501 WINN AVE., NASHVILLE, TN 37209**
(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 hand this 1st day of July, 2022.

THE MANGRUM FAMILY REVOCABLE LIVING TRUST, DATED SEPTEMBER 26, 2007

Rhonda J. West, Successor Trustee

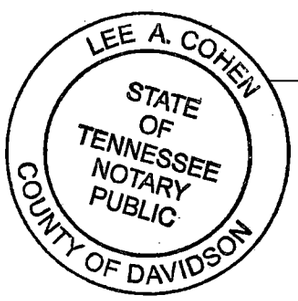
By: Rhonda J. West, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rhonda J. West, Successor Trustee of The Mangrum Family Revocable Living Trust, Dated September 26, 2007,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 2022.

My commission expires: **March 3, 2026**



Lee A. Cohen

Notary Public