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WARRANTY DEED

Karen Johnson Davidson County
Batch# 885209 DEEDWARR
07/07/2022 08:47:13 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50

20220707-0078148

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2022

Notary Public Theresa L. Smith

MY COMMISSION EXPIRES: 9/6/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Evan Kroft	Canopy Mortgage, LLC	08311001200
(NAME)	(NAME)	
611 Skyview Drive	360 Technology Court, #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Lindon, UT 84042	
(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, I, **Wonnie L. Short,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Evan Kroft, unmarried,** 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.117, on the Plan of Rolling Acres, of record in Book 1130, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 117 fronts 100 feet on the northeasterly margin of Sky View Drive and extends back 174.4 feet on the northerly line and 179.0 feet on the southerly line to a dead line in the rear, measuring 41.0 feet thereon.

Being the same property conveyed to James R. Manning, unmarried by deed dated October 31, 1988 from Lance Leon Searcy of record in Book 7692, Page 220, re-recorded in Book 7746, Page 126, Register's Office for Davidson County,Tennessee. The said James R. Manning, unmarried, has since died testate on April 2, 2022 and by Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 22-P950, devised subject property to Wonnie L. Short.

unimproved ☐

This is improved ☑ property, known as 611 Skyview Drive, Nashville, TN 37206
(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 28th day of June, 2022.

Wonnie L. Short By: I. Dyke Tatum, as Attorney-in-Fact

State of Tennessee
County of Davidson

On this 28th day of June, 2022, before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me, **I. Dyke Tatum,** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Wonnie L. Short** as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal this 28th day of June, 2022.

Notary Public Theresa L. Smith

My Commission Expires: 9/6/2022
File No.: 22-Kroft

