Karen Johnson Davidson County
Batch# 887055 DEEDWARR
07/11/2022 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20220711-0079401

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| James T. McLean<br>P.O. Box 100453<br>Nashville, TN 37224 | James T. McLean<br>P.O. Box 100453<br>Nashville, TN 37224 | 052090-187.00 |

**THIS INDENTURE,** made this 7th day of July, 2022 between

**The Estate of Buford Brown Manning, Jr.**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**James T. McLean, Sr., unmarried**

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being Lot No. 54 on the Plan of Woodale Grove Annex, of record in Book 547, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Included in the above Lot No 54, but Expressly Excluded from this conveyance is 20 feet, more or less of property found of record in Deed Book 4002, Page 762, Register's Office for Davidson County, Tennessee.**

**Being a portion of the same property conveyed to The Estate of Buford Brown Manning, Jr. by Quitclaim Deed dated 5/17/2022 from Raymond L. Smith, Executor of the Estate of Buford Brown Manning, Jr. of record in Instrument No. 20220519-0057996 and by Quitclaim Deed dated 7/27/2010 from Cindy S. Smith, Trustee of record in Instrument No. 20100727-0058769 and Instrument No. 20120113-0003501, and by Installment Deed dated 1/15/1965 from James M. Fisher, Jr., an unmarried man of record in Book 3851, Page 502, Register's Office for Davidson County, Tennessee. Buford B. Manning aka Buford Brown Manning, Jr. now being deceased, having died 8/12/2020 and his Estate being administered under Probate File 20P1427, Clerks Office for Davidson County, Tennessee.**

This is ( X ) improved ( ) unimproved property known as: 2646 Miami Ave., Nashville, TN 37214.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever. And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2022 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

The Estate of Buford Brown Manning, Jr.

By:_____
Raymond L. Smith, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Raymond L. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of The Estate of Buford Brown Manning, Jr. and is authorized by the Estate or by its constituent, the constituent being authorized by the Estate, to execute this instrument on behalf of the Estate.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 7th day of July, 2022.

_____
Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $150,000.00.

_____
Affiant

Sworn to and subscribed before me, this 7th day of July, 2022.

_____
Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

I, Kelsie Holloway do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/7/2022 (date of document).

Kelsie Holloway

Affiant Signature

7/11/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11 day of July, 2022

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY