Karen Johnson Davidson County
Batch# 887245 DEEDWARR
07/11/2022 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220711-0079638

WARRANTY DEED

KAYLIE JOINER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $309,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/1 /2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES April 17, 2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3921

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Tom Mangone	New Owner	097-08-0A-084-00
220 Lake Chateau Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

The Lillie M. Stokes Family Trust dated January 30, 2019

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tom Mangone, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit P-6 on the Plan of Lake Chateau Condominium Apartments, Section 1, as of record in Book 4675, Pages 41, 42, 43 and 44, and amended in Book 5050, Page 2, 3 and 4 (erroneously omitted in prior deed) Register's Office for Davidson County, Tennessee, to which Plan reference is here by made for a more complete and accurate description of said property.

Being the same property conveyed to Lillie Merle Stokes, a single person, by deed dated 06/29/2007, and recorded 07/05/2007, from Norma M. Tillman, of record in Instrument Number 20070705-0079902 and being the same property conveyed to Lillie M. Stokes, Trustee, and her successors in a Revocable Living Trust for the benefit of Lillie M. Stokes, under the terms of The Lillie M. Stokes Family Trust Dated January 30, 2019, its successor and assigns, by deed dated 01/30/2019, and recorded 02/04/2019, from Lillie Merle Stokes, of record in Instrument Number 20190204-0010165, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 220 Lake Chateau Drive Hermitage, TN 37076

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 in 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 on July 8, 2022.

The Lillie M. Stokes Family Trust dated January 30, 2019

By: Lillie M Stokes
Lillie M. Stokes, Trustee

STATE OF MS
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public of said County and State, the within named Lillie M. Stokes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument as the Trustee of The Lillie M. Stokes Family Trust dated January 30, 2019, and who further acknowledfed that she executed the same as her freee act and deed and by the authority granted her as Trustee of The Lillie M. Stokes Family Trust, dated January 30, 2019.

Witness my hand and official seal, this July 8, 2022.

Renea Box
Notary Public

STATE OF MISSISSIPPI
RENEA BOX
ID# 82829
NOTARY PUBLIC
Comm. Expires
Sept. 26, 2022
WASHINGTON COUNTY

My Commission Expires: 9-26-22

File #: 2022-3921

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 8, 2022.

J. Carlton Drumwright

July 8, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 8, 2022.

Notary

My Commission Expires: 12/18/22

