This Instrument Prepared by:
BARBARA J. MOSS
Elder Law of Nashville PLC
4525 Harding Pike, Suite 200
Nashville, TN 37205

From information furnished by the parties

Karen Johnson Davidson County
Batch# 890506 DEEDWARR
07/18/2022 01:20:43 PM 2 pgs
Fees: $13.00 Taxes: $18.50
20220718-0082066

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NO.
Elma Adkisson & Tamara Miles 6620 Ascot Drive Antioch, TN 37013	Same	081 07 0 258.00

FOR AND IN CONSIDERATION of **$5,000.00** cash in hand paid, the receipt of which is hereby acknowledged, **Allyn Demario Manson**(Grantor), by these presents does hereby convey unto **Elma Adkisson & Tamara Miles** (Grantees) as tenants in common with right of survivorship, to Grantee's heirs, successors and assigns, two percent (6.25%) of Grantor's right title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Menees' Subdivision of Lot No. 8 of the Woodard Property, as of record in Book 161, page 44, Register's Office for said County.

SAID Lot. No. 20 fronts 50 feet on the westerly side of 15th Avenue North, formerly Hutchison Ave., and runs back 116.8 feet on the south line and 118.2 feet on the north line, to an alley, and measures 50 feet on said alley.

Being the same property conveyed to Robert E. Lee and Helen Lee by deed from Nina A. Railey, of record in Book 108, page 253. Register's Office for Davidson County, Tennessee.

This is improved land know as 1821 15th Avenue North, Nashville TN 37208.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO

REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness our hands this 22nd day of June, 2022.

~~LaDarius Mason~~ Allyn Demario Manson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Allyn Demario Manson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of June, 2022.

SHANNON LASHLEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Shannon Lashlee

Shannon Lashlee

My Commission Expires: 10/2/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $5,000.00

Allyn Demario Manson

Subscribed and sworn to before me, this the 24th day of June, 2022.

SHANNON LASHLEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Shannon Lashlee
Shannon Lashlee
My Commission Expires: 10/2/23