WARRANTY DEED

Karen Johnson Davidson County
Batch# 895323 DEEDWARR
07/28/2022 11:25:13 AM 2 pgs
Fees: $13.00 Taxes: $3,182.00

20220728-0086154

JM-VRE-22-4106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Charles Manning and Sarah Jane Manning	**Truist Bank**	
(NAME) **4106 Addine St**	(NAME) **1001 Semmes Avenue**	**061-16-0-137.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MISSION DEVELOPERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MISSION DEVELOPERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the Plan of Greenland Estates of record in Plat Book 974, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of die property.
Said Lot No. 6 fronts 95.7 feet on the Southeasterly side of Addine Street and runs back 120.7 feet on the Northeasterly lint and 85.5 feet on the Southwesterly line to the Northwesterly line of Lot No. 9, measuring 40 feet thereon.

Being a portion of the same property conveyed to Tynelea Partners GP, a Tennessee Partnership by Warranty deed from Deborah S. Kunik, unmarried of record in Instrument No. 20210126-0011636 Register's Office for Davidson County, Tennessee, dated January 26, 2021 and recorded on January 26, 2021.

Further being the same property conveyed to Mission Developers, GP, a Tennessee General Partnership by Quitclaim Deed from Tynelea Partners, GP, a Tennessee Partnership of record in Instrument No. 20220721-0083661 Register's Office for Davidson County, Tennessee, dated July 20, 2022 and recorded on July 21, 2022.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4106 Addine St, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 26th DAY OF JULY, 2022.

Mission Developers, GP

BY: _____
Thomas W. Smith, II
Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS W. SMITH, II, signing for MISSION DEVELOPERS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED PARTNER of MISSION DEVELOPERS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of July, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212