THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220741719

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $237,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of August, 2022.

Notary Public
My Commission Expires:

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

Karen Johnson Davidson County
Batch# 899369 DEEDWARR
08/05/2022 11:04:57 AM 2 pgs
Fees: $13.00 Taxes: $876.90
20220805-0089297

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brooke LaBarbera 110 Bellevue Road #19 Nashville TN 37221	New Owner	Tax Parcel ID No. 142 15 0A 019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dennis Manko, a single man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brooke LaBarbera, an unmarried person**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 19 on the Plan of First Revision Bellevue Manor Condominiums of record in Plat Book 5200, Page 231, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the said unit, together with an undivided interest in all common areas.

Being the same property conveyed to Dennis Manko, single man, by Warranty Deed from Robert A. Downing and wife, Jeannie W. Downing of record in Instrument No. 20201218-0150147, in the Register's Office of Davidson County, Tennessee, dated December 17, 2020 and recorded on December 18, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision Bellevue Manor Condominiums, as recorded in Plat Book 5200, Page(s) 231 .

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing First Revision Bellevue Manor Condominiums of record in Book 5520 Page 203, as amended Bylaws recorded in Instrument No. 20081217-0120696; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 110 Bellevue Road #19 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of August, 2022.

Dennis M.
Dennis Manko

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dennis Manko, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2022.

Nathan L Powers
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024