This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 900682 DEEDWARR
08/09/2022 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,038.70
20220809-0090377

ADDRESS NEW OWNER:
Anna Hatch
506 Holly Hill Ct
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MAP **142-11**
GROUP
PARCEL **050.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kathleen C. Mance, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Anna Hatch, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, a 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. 98 on the Plan of Valley West, Section 2, as shown by plat and survey of record in Plat Book 3600, page 86, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alphonso C. Mance* and wife, Kathleen C. Mance, unmarried by deed from James S. Eardly and wife, Syndie McAfee Eardly of record in Book 6449, page 410, Register's Office for Davidson County, Tennessee. *The said Alphonso C. Mance died on October 5, 2018.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **506 Holly Hill Ct, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 this the 3rd day of **August, 2022.**

Kathleen C. Mance

Kathleen C. Mance

STATE OF CALIFORNIA
COUNTY OF Alameda

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kathleen C. Mance, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of August, 2022.

GALAN BENIN
COMM. #2289801
Notary Public - California
Alameda County
My Comm. Expires May 24, 2023

NOTARY PUBLIC

My Commission Expires: 5-24-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $551,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of August, 2022.

NOTARY PUBLIC

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

My Commission Expires: 11.3.25

True Copy Certification

I, **Diane March,** 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 this the 5th day of August, 2022.

Affiant Signature
Date 08/05/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

