Karen Johnson Davidson County
Batch# 906963 DEEDWARR
08/24/2022 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20220824-0095494

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Paul Lowery Thomas
1102 Overton Street
Old Hickory, TN 37138

SEND TAX BILL TO:
F&M Bank
50 Franklin Street
Clarksville, TN 37040

MAP/PARCEL 044-15-0-402.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marvin Manson and Vicki Manson, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Paul Lowery Thomas, an unmarried man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section "B", Villages of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 19 fronts 54.3 feet on the Westerly side of Overton Street and extends back 88.3 feet on the Northerly line and 88.2 feet on the Southerly line, to the Easterly margin of Lot No. 31, measuring 54.3 feet thereon.

Being the same property conveyed to Marvin Manson and Vicki Manson, husband and wife by Warranty deed from The Restoration Team, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161121-0122425 Register's Office for Davidson County, Tennessee, dated November 08, 2016 and recorded on November 21, 2016.

This is improved property known as: **1102 Overton Street, Old Hickory, Tennessee 37138.**

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

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 22nd day of August, 2022.

WITNESS MY HAND on this the 22nd day of August, 2022.

Marvin Manson

Vicki Manson

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Marvin Manson and Vicki Manson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 09-19-23

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

The actual value or consideration, whichever is greater, for this transfer is $~~142,500.00~~ $170,000.00

AFFIANT

Subscribed and sworn to before me this the 22nd day of August, 2022.

NOTARY PUBLIC

My Commission Expires: 09-19-23

File No: 220380

202208240095494

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/24/2022 ____ (date of document).

Affiant Signature

08/24/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025