

Karen Johnson Davidson County
Batch# 909657 DEEDWARR
08/30/2022 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220830-0097693

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of WILSON }

The actual consideration or value, whichever is greater for this transfer is: $475,000.00

Affiant Signature

Subscribed and sworn to before me on this the 29th day Aug 2022.

Notary Public
My Commission expires: 7-16-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Jody Mang and Madison Bubel
313 Brandiwood Court
Old Hickory, TN 37138

SEND TAX BILLS TO:
Colten Mortgage
6021 S. Syracuse Way, Suite 104
Greenwood Village, CO 80111

MAP AND PARCEL NUMBER: Tax ID #: 108150A02800CO

WARRANTY DEED
22NT01192

Effective the 29th Day of Aug 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Janice A. Batts, sole tenancy, nka Janice A. Letson

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jody Lynn Mang, an unmarried woman, and Madison Bubel, an unmarried woman, as tenants in common with right of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the plan of Southfork Subdivision, Section One, of record in Plan Book 6250, Pages 384 and 385, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property as conveyed to Janice A. Batts, sole tenancy by Quit claim Deed from Edith N. Bunch dated 09/18/1989 recorded 09/18/1989 in Book 7940, Page 316, as Document Number NA, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 313 Brandiwood Ct, Old Hickory, TN 37138-4219

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 29 day of Aug, 2022.

Janice A. Letson

Janice A. Letson

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Janice A. Letson**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of Aug, 2022.

Notary Public
My Commission expires: 3/31/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 8-29-22.

Tracey Trumphour
Affiant
Date: 8-29-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 29 day of August, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY