Karen Johnson Davidson County
Batch# 912620 DEEDWARR
09/06/2022 09:29:47 AM 5 pgs
Fees: $28.00 Taxes: $1,700.15
20220906-0099635

When recorded, return to:
Birthright Title, LLC
2800 North Mount Juliet Road
Mt. Juliet, TN 37122
File Number: 22-12426

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-18750-KS

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $459,500.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2022.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher R. Marshall 253 Clovernook Drive Nashville, TN 37210	Bank of England 5 Statehouse Plaza, #500 Little Rock, AR 72201	094-08-0-047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Virginia May Roney and Philip Terry Mammano, Successor Trustees of the Joyce Ann Mammano Family Trust, dated November 2, 1989, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Christopher R. Marshall, single man, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows; to wit:

Being Lot No. 76, on the Plan of Clover Nook, of record in Plat Book 2900, Page 51 and 52, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joyce Ann Mammano, Trustee, or her named successor trustee, of that certain revocable Trust Agreement executed November 2, 1989 by Joyce Ann Mammano, one hundred percent interest by Quit Claim Deed from Joyce Ann Mammano, unmarried of record as Instrument No. 20030531-0073509 in the Register's Office for Davidson County, Tennessee, dated April 7, 2003 and recorded on May 31, 2003.

Joyce Ann Mammano having since died on June 19, 2022. Virginia May Roney and Philip Terry Mammano execute this instrument as the named Successor Trustees of the Joyce Ann Mammano Family Trust.

This is improved property located at: **253 Clovernook Drive, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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; and we do covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 19TH day of August, 2022.

GRANTOR:

Mammano Family Trust, dated November 2, 1989.

By: _____
Philip Terry Mammano, Successor Trustee

STATE OF CALIFORNIA
COUNTY OF LA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Philip Terry Mammano, Successor Trustee of Mammano Family Trust, dated November 2, 1989., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19TH day of August, 2022.

see attached acknowledgment

_____
Notary Public
My Commission expires: _____

CALIFORNIA ALL-PURPOSE NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Lake) **ss**

On August 19, 2022, before me, Julia Richardson, a Notary Public, personally appeared Philip Terry Mammano

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

JULIA RICHARDSON
COMM. # 2382064
NOTARY PUBLIC - CALIFORNIA
LAKE COUNTY
COMM. EXPIRES DEC. 3, 2025

Julia Richardson
Notary Public

Description of Document

Name or Title of Document: Warranty Deed

Date of Document: 8/19/2022

Number of Pages: 3

Names of Other Signers: Virginia May Roney

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19TH day of August, 2022.

GRANTOR:

Mammano Family Trust, dated November 2, 1989.

By: Virginia Mae Roney
Virginia May Roney, Successor Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Virginia May Roney, Successor Trustee of Mammano Family Trust, dated November 2, 1989., the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19TH day of August, 2022.

_____
Notary Public
My Commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of HUMBOLDT)

On 08-19-2022 before me, TONY VINH LUONG, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared VIRGINIA MAE RONEY,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TONY VINH LUONG
COMM. #2341003
NOTARY PUBLIC • CALIFORNIA
HUMBOLDT COUNTY
My Comm. Expires Jan. 8, 2025

Signature _____ (Seal)