When recorded, return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-18778-KS

Karen Johnson Davidson County
Batch# 921468 DEEDWARR
09/26/2022 02:45:18 PM 6 pgs
Fees: $33.00 Taxes: $1,369.00

20220926-0106533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/24

Subscribed and sworn to before me, this the 19th day of September, 2022.

Notary Public
My Commission Expires: 01/09/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Audra Mueller and Ben Mueller 274 Clovernook Drive Nashville, TN 37210	Audra Mueller and Ben Mueller 274 Clovernook Drive Nashville, TN 37210	094-12-0-005.00

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, we,

MAMMANO FAMILY TRUST DATED 11-2-1989, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Audra E. Mueller and Ben P. Mueller, wife and husband, hereinafter called the Grantee(s), 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. 63 on the Plan of Clover Nook, as of record in Plat Book 2900, Page 52, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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 for the benefit of the Mammano Family by Quit Claim Deed from Joyce Ann Mammano, unmarried woman of record as Instrument No. 20070316-0032033 in the Register's Office for Davidson County, Tennessee, dated March 13, 2007 and recorded on March 16, 2007.

This is improved property located at: **274 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 11-2-1989

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 Trustees of MAMMANO FAMILY TRUST DATED 11-2-1989, 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.

Not Attached

_____
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)**

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

GRANTOR:

MAMMANO FAMILY TRUST DATED 11-2-1989

By: _____
Philip Terry Mammano, Successor Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Philip Terry Mammano, Successor Trustees of MAMMANO FAMILY TRUST DATED 11-2-1989, 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 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: 4

Names of Other Signers: Virginia May Raney