WARRANTY DEED

Karen Johnson Davidson County
Batch# 922426 **DEEDWARR**
09/28/2022 10:20:14 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20220928-0107162

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

~~Prepared by~~:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kellen Krause and Elizabeth Shelato	Kellen Krause	
(NAME) 4937 John Hager Road	(NAME) 4937 John Hager Road	097-16-0A-026-00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Dennis Shannon Mann, and wife, and Donna Denise Mann**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kellen Krause, unmarried and Elizabeth Shelato, unmarried, tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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. 81, of the Plan First Revision, The Peninsula, Phase One, as shown on plat of record in Plat Book 9700, Page 8, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to **Dennis Shannon Mann and wife, Donna Denise Mann** by Warranty Deed from Chris Bailie and wife, Vickie Bailie, dated 03/14/2016, of record in Instrument 201603150024471, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 9700, Page 8, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 9564, Page 693, amended in Book 9754, Page 35, amended in Book 9977, Page 359, Book 10333, Page 219, Book 11258, Page 85, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Easement for Sewer Pump Station to Metro Government as recorded in Instrument 200103280029698, Register's Office of Davidson County, Tennessee. By-laws of record in Book 11181, Page 371, amended in Book 10973, Page 39, amended in Instrument No. 200008220083193, amended in Instrument No. 20030313-0033780, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4937 John Hager Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 27th day of September, 2022.

Dennis Shannon Mann

Donna Denise Mann

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dennis Shannon Mann and Donna Denise Mann**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of September, 2022.

Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY