Record & Return to:
This instrument prepared by
And when recorded return to:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-19228-KS
File No. 9-19582-RC

Karen Johnson Davidson County
Batch# 943213 DEEDWARR
11/21/2022 10:02:30 AM 6 pgs
Fees: $33.00 Taxes: $1,110.00
20221121-0123050

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00**.

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 17th day of November, 2022.

Notary Public
My Commission Expires: 9-24-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Caitlin N. Eadie 4693 Chutney Drive Antioch, TN 37013	Caitlin N. Eadie 4693 Chutney Drive Antioch, TN 37013	165-14-0-020.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Virginia Roney and Philip Terry Mammano, Successor Trustees of the 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

Caitlin N. Eadie, a single woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 298 of the Revised Section Eleven on the Plan of Peppertree Forest of record in Plat Book 8250, Page 118, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Joyce Ann Mammano, Trustee of the Mammano Family Trust, November 2, 1989 by Warranty Deed from Larry Albert Carter of record as Instrument No. 20151103-0111931 in the Register's Office for Davidson County, Tennessee, dated October 27, 2015 and recorded on November 3, 2015.

Joyce Ann Mammano having since died on June 19, 2022. Virginia 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: **4693 Chutney Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year **2023**, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 16th day of November, 2022.

GRANTOR:

Mammano Family Trust Dated 11-2-1989

By: Virginia Roney
Virginia Roney, Successor Trustee

STATE OF TENNESSEE
COUNTY OF See attached

Before me, ~~the undersigned~~, a Notary Public of the State and County aforesaid, personally appeared Virginia Roney, Successor Trustee 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 16th day of November, 2022.

Notary Public
My Commission expires: _____

202211210123050

CALIFORNIA JURAT CERTIFICATE

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 }

Subscribed and sworn to (or affirmed) before me on this 16 day of NOVEMBER, 2022

by VIRGINIA RONEY
name of signer(s)

_____,
name of signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

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

Signature _____

(Seal)

OPTIONAL INFORMATION

The information in this section is not required by law.
Including it could prevent the fraudulent reattaching of this Certificate to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Notary Name: _____ Notary Contact: _____

© 2021 Signing Agent Solutions

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 2022.

GRANTOR:

Mammano Family Trust Dated 11-2-1989

By: _____
Philip Mammano, Successor Trustee

Terry

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Philip Mammano, Successor Trustee 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 16th day of November, 2022.

See attached

FXL 11-16-2022

_____
Notary Public
My Commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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)

On November 16, 2022 before me, Robert K. Crosby, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Philip Terry Mammano
Name(s) of Signer(s)

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.

ROBERT K. CROSBY
Notary Public - California
Lake County
Commission # 2268754
My Comm. Expires Dec 23, 2022

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.

Signature _____
Signature of Notary Public

Robert K. Crosby

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: 3
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

©2015 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 November 17, 2022

Storey Carver
Affiant Signature

11/17/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of November 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

