23495
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 948880 DEEDWARR
12/07/2022 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20221207-0127710

WARRANTY DEED

Address New Owner(s):
Curtis Hunter Mann
653 Denver Drive
Hermitage, TN 37076

Send Tax Bills to:
GENEVA FINANCIAL, LLC
180 S. ARIZONA AVE, STE 310
CHANDLER, AZ 85225

Map/Parcel: 075 08 0 024.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James Fentress, unmarried and Stephanie C. Smith, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Curtis Hunter Mann and Tania Lopez Mann, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 230 on the Plan of Tulip Grove, Section Four, of record in Plat Book 4175, page 12 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to James Fentress and Stephanie C. Smith, Joint Tenants with Right of Survivorship, by Warranty Deed from Helen M. Adams, an unmarried woman, dated August 24, 2018, and filed at Instrument No. 20180912-00901677 in the Register's Office for Davidson County, Tennessee, on September 12, 2018.

THIS conveyance is subject to: Taxes for 2023 and subsequent years and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 653 Denver Drive, Hermitage, TN 37076

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, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his heirs and 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.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

James Fentress

Stephanie C. Smith

Stephanie C. Smith

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Fentress and Stephanie C. Smith , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this the 30th day of November, 2022.

My Commission Expires: Notary Public

NOTARY PUBLIC
LLIE MAI PARSLEY
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me this 30th day of November , 2022.

My Commission Expires:

Notary Public

TONYA LOFTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or 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 30, 2022.

Date

Tonya Loftin

Affiant Signature

December 7, 2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th day of December, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)