WARRANTY DEED

Karen Johnson Davidson County
Batch# 953646 DEEDWARR
12/21/2022 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,467.05
20221221-0131678

W-LLP-22-2009

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICH~~EVER IS GREATER, FOR THIS TRANSFER IS $396,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 2-5-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY KAYTLYN N. DODSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erin Gregory and Robert T. Manning	**Erin Gregory and Robert T. Manning**	
(NAME)	(NAME)	**071-08-0-131.00**
2009 Jones Circle	**530 Norton Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Nashville, TN 37207**	
(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 consideration, the receipt of which is hereby acknowledged, **LIBERTY LUXE PROPERTIES, LLC, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIN GREGORY, AN UNMARRIED WOMAN, AND ROBERT T. MANNING, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 154 on the Plan of the Map of Section One, Joywood Heights of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the easterly margin of Jones Circle at the corner of Lot Nos. 154 and 155; thence with said circle southwesterly 162.4 feet to the Beginning of a Curve; thence around said curve, eastwardly 43.4 feet to a the westerly margin of Jones Avenue; thence with said Avenue, Northeastwardly 99.4 feet to a corner of Lots No. 153 and 154; thence with the line between said two lots, Northwestwardly 88.5 feet to the common corner of Lots Nos. 153, 154 and 155; thence with line between said Lots Nos.154 and 155 Southwestwardly 124 feet to the point of beginning.

Being the same property conveyed to Liberty Luxe Properties, LLC by Special Warranty deed from CitiMortgage, Inc. of record in Instrument No. 20121214-0115068 Register's Office for Davidson County, Tennessee, dated December 13, 2012 and recorded on December 14, 2012.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee.
- Dedication of Easement(s) and /or Right-of-Way of record in Instrument Number 20180323-0027816, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2009 Jones Circle, Nashville, Tennessee 37207**.

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), their heirs and 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), their 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) this the 15 DAY OF DECEMBER, 2022.

Liberty Luxe Properties, LLC

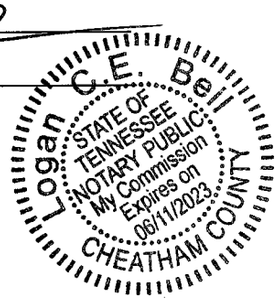
BY: _____
Evan Farmer
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVAN FARMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of LIBERTY LUXE PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of December, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 12/20/22 (date of document).

L. Broner McCoy
Date: 12/20/22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 20th day of December, 2022.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY