Karen Johnson Davidson County
Batch# 957221 DEEDWARR
01/03/2023 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,167.35
20230103-0000401

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED FIFTEEN THOUSAND FIVE HUNDRED AND 00/100 ($315,500.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF DECEMBER, 2022 Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

TIMOTHY LEMERE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2026 DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
Gina Yao (NAME)	**NEW OWNER** (NAME)	**092-07-0-176**
1915 Britt Place **Nashville, Tennessee 37208** (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 29th day of December, 2022, the undersigned, **MARK ANDRE MANIER AND CHARLENE MANIER, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **GINA YAO, AN UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1915 BRITT PLACE, NASHVILLE, TENNESSEE 37208** and more particularly described as follows:

> Real Property in the City of Nashville, County of Davidson, State of Tennessee, described as follows: Being the Easterly 74 feet of Lot No. 4, W. G. Bush Subdivision of Lot No. 16, Harding Lytle Tract, of Record in Book 57, Page 20, Register's Office for Davidson County, Tennessee. Said Part of Said Lot fronts 74 feet on the North side of Batavia Street (Now Known As Britt Place) and runs back between Parallel Lines 150 Feet to an alley.
>
> Being the same property conveyed to Mark Andre Manier and Charlene Manier, Husband and Wife as Joint Tenants, by Quitclaim Deed from Mark Andre Manier, a Married Man Who Acquired Title As Unmarried, of record in Instrument No. 20131004-0104669, in the Register's Office of Davidson County, Tennessee, dated September 20, 2013 and recorded on October 04, 2013.
>
> NOTE: In the previous Quitclaim Deed, this property was described as being commonly known as 1914 Batavia St, Nashville, Tennessee 37208. The Nashville Planning Department describes this parcel 09207017600 as having an address of 1915 Britt Place, Nashville, Tennessee 37208 and having a mailing address of 1914 Batavia St, Nashville, Tennessee 37208. Based on review of the previous deeds and the deeds of the neighboring properties, the name of Batavia Street was at some point changed to Britt Place.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 29th day of December, 2022.

GRANTOR: MARK ANDRE MANIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MARK ANDRE MANIER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 29th day of December, 2022.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GRANTOR: CHARLENE MANIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **CHARLENE MANIER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 29th day of December, 2022.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 December 29, 2022.

Affiant Signature

12/29/2022

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 29 day of December, 2022.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY