Karen Johnson Davidson County
Batch# 975468 DEEDWARR
03/01/2023 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230301-0014436

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

John Anthony Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2023.

Robert L Scruggs
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

G-BMR-22-611

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)
John Anthony Manning and Rebecca Ann Bosch	CrossCountry Mortgage, LLC	
(NAME)	(NAME)	
611 Annex Ave	2160 Superior Avenue	**090-08-0-030.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Cleveland, OH 44114	
(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, **HALEY & FORD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN ANTHONY MANNING, A SINGLE MAN REBECCA ANN BOSCH, A SINGLE WOMAN AS TENANTS IN COMMON WITH THE RIGHT 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:

Situated in Davidson County, Tennessee and being more particularly described as follows:

Tract 1:

Being the Southerly 50 feet of the Easterly half of Lot Number 54 on the Map of West Nashville Annex, as of record in Book 332, Page 11 of record in Register's Office for said county.

Lot No. 54 fronts 50 feet on the Westerly side of Annex Avenue and runs back between parallel lines from the center of said Annex, 200 feet more or less, to the center of an alley.

Tract 2:

Beginning at the Northeasterly corner of Lot No. 56, known as 609 Annex Avenue, on the Westerly side of Annex Avenue, and thence along the said Westerly side of Annex Avenue for 17 feet; thence West for 36 feet. Said portion of Lot No. 56 is on the plan of West Nashville Annex; as of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Haley & Ford Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Michael L. Marsden, an unmarried man of record in Instrument No. 20210726-0100015, Register's Office for Davidson County, Tennessee, dated July 21, 2021 and recorded on July 26, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 11, Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Book 5724, Page 984, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 787, Page 20 and Book 787, Page 60, 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: **611 Annex Ave, Nashville, Tennessee 37209**.

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 28th DAY OF FEBRUARY, 2023.

Haley & Ford Investments, LLC

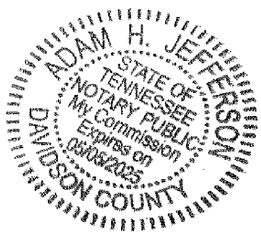
BY: _____
Scott Haley
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT HALEY, 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 MEMBER of HALEY & FORD INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of February, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 28th day of February, 20___.

Robert L. Scruggs 02/28/2023
Robert L. Scruggs, Affiant Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 28th day of February, 2023.

My Commission Expires: 9.8.2025 Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025