2023-0303

WARRANTY DEED

Karen Johnson Davidson County
Batch# 992080 DEEDWARR
04/13/2023 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,901.80
20230413-0027323

DM-BR-23-509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/22/26 (AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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)
Derek Manous, Michael Manous & Rhonda Manous	**NEW OWNER**	
(NAME)	(NAME)	**06105001100**
509 Lemont Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **KYLE SUNDERLIN AND KRISTEN SUNDERLIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEREK MANOUS, A SINGLE MAN, AND MICHAEL MANOUS AND RHONDA MANOUS, A MARRIED COUPLE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), 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. 311 on the Plan of Section II, Gra-Mar Acres, of record in Plat Book 2663, page 113, Register's Office for said County, described as follows:

Beginning at a point in the West margin of Lemont Drive at the corner of Lots Nos. 311 and 312; thence with the line between said lots, Westerly 250 feet to a point; thence Northerly 170 feet to the South margin of Broadmoor Drive; thence with the margin of said Drive, Easterly 225 feet to the beginning of a curve; thence around said curve, Southeasterly 39.27 feet to the West margin of Lemont Drive; thence with the margin of said Drive, Southerly 145 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom is the following described property conveyed to the State of Tennessee by Allen M. Nichols and wife, Dorothy J. Nichols, by deed of record in Book 5035, page 150, said Registers Office.

Beginning at the point of intersection of the East boundary of the Charles M. Haile property and the South margin of Broadmoor Drive; thence along the said South margin Eastwardly 225 feet, more or less, to the beginning of curve; thence around said curve Southeastwardly 39.27 feet to the East margin of Lemont Drive; thence along a curve left having a radius of 18 feet Northwestwardly 28.60 feet to the point; thence North 84 degrees 04 minutes 25 seconds West 232.03 feet to the point in the said East boundary; thence along the said East boundary North 6 degrees 57 minutes 22 seconds East 15.83 feet to the point of beginning and containing 3,851 square feet.

Being the same property conveyed to Kyle Sunderlin and Kristen Sunderlin, Husband and Wife, by Warranty Deed from Chad A. Starkey, an Unmarried Person, of record in Instrument No. 20190807-0078723, in the Register's Office of Davidson County, Tennessee, dated August 02, 2019 and recorded on August 07, 2019.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 11, Gra-Mar Acres, as recorded in Plat Book 2663, Page(s) 113.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2134, Page 54 and Book 2875, Page 474.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **509 Lemont Drive, Nashville, Tennessee 37216**.

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 12th DAY OF APRIL, 2023.

Kyle Sunderlin

Kristen Sunderlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYLE SUNDERLIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTEN SUNDERLIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 4/12/23 (date of document).

Affiant Signature

4/14/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of April, 2023

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON