WARRANTY DEED

Karen Johnson Davidson County
Batch# 1012413 DEEDWARR
06/07/2023 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20230607-0043426

File No. EY-23-4452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Heath Mansfield, *et ux*	NEW OWNERS	
(NAME)	(NAME)	
3514 A Saindon Street	3514 A SAINDOIN STREET	133-05-0B-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	NASHVILLE, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Benjamin Charles Davidson and Jordan Wood Davidson, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Heath Mansfield and Meg Harrington Mansfield, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennesse, and being more particularly described as follows:

Being Unit 1 of the 3514 Saindon Street Cottages as shown in the Declaration of Covenants, Conditions, and Restrictions for 3514 Saindon Street Cottages, a horizontal property regime with private elements and no general common elements of record as Instrument No. 201611100119134, Register' s Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Benjamin Charles Davidson and Jordan Wood Davidson, husband and wife by Warranty deed from Joshua P. Tenisci, a single man of record in Instrument No. 20190117-0004936 Register's Office for Davidson County, Tennessee, dated July 16, 2019 and recorded on January 16, 2019.

This is property more commonly known as:
3514 A Saindon Street, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 5th day of June, 2023.

Benjamin Charles Davidson

Jordan Wood Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2023, before me personally appeared Benjamin Charles Davidson and Jordan Wood Davidson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2023.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie G. Hayes, 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 **6/5/2023**.

Date

Affiant Signature

6/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of June, 20 23.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)