Karen Johnson Davidson County
Batch# 1012619 DEEDWARR
06/08/2023 02:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,726.90
20230608-0043733

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37662-05-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $737,000.00. Affiant Subscribed and sworn to before me this 5th day of June, 2023. Notary Public My Commission Expires: 11/2/26

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Mitchell Dov Gordon 902 South Douglas Avenue Nashville, TN 37204	Mitchell Dov Gordon 902 South Douglas Ave Nashville, TN 37204	105 14 0 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sara McManigal and spouse Kala D. Kimes (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Mitchell Dov Gordon, a single man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 902 South Douglas Avenue, Nashville, Davidson County, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument made effective as of the 5th day of June, 2023.

GRANTORS:

Sara McManigal

Kala D. Kimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sara McManigal and Kala D. Kimes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2023.

Notary Public
My Commission Expires:

KELLYE COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Theo. W. Eckhardt's Subdivision of Part of Lot Nos. 68 & 77 in Plan of Waverly Place, Book 57, Page 95, of record in Plat Book 421, Page 177, in the Registrar's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sara McManigal, and Kala D. Kimes, as joint tenants with full rights of survivorship, by Warranty Deed from Renee Dunn, unmarried, of record in Instrument No. 20140806-0070541, in the Register's Office of Davidson County, Tennessee, dated August 01, 2014 and recorded on August 06, 2014.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Theo. W. Eckhardt's Subdivision of Part of Lot Nos. 68 & 77, as recorded in Plat Book 421, Page(s) 177.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 6/7/2023 (date of document).

Affiant Signature

6/7/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of JUNE, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

