Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 1013906 DEEDWARR 06/12/2023 10:46:30 AM 3 pgs Fees: $18.00 Taxes: $1,036.00 20230612-0044510	The actual consideration or value, whichever is greater, for this transfer is **$280,000.00.** Affiant Subscribed and sworn to before me, this the 1st day of June, 2023. Notary Public My commission expires: (AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Megan Pope	New Owner	**Map 162-12-0-B Parcel 061.00CO**
1345 Bell Road	Property	
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Travis Mann, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Megan Elizabeth Pope, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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, Tennessee, being Unit No. 17A of Tract 6 as specified on the Plat shown in the Master Deed and ByLaws of Villas at Belle Parke, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and ByLaws for Villas at Belle Parke, a Horizontal Property Regime, of record in Instrument No. 20020911-0110959 amended in Instrument No. 20021025-0130922, Instrument No. 20030515-0066792 and Instrument No. 20040218-0018915, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Villas at Belle Parke, Phase II, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20020911-0110959 and as set out on Exhibit "A" to the Amendment of record in Instrument No. 20040218-0018915, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Travis Mann, an unmarried man by Warranty Deed dated July 21, 2017, from Eric Sox, a married man and George Brandt, a married man, one half undivided interest each, of record in Instrument No. 20170724-0074485, Register's Office for Davidson County, Tennessee.

Emily Mann, spouse of the above named Travis Mann, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: **1) The Plan as shown on Exhibit "C" of the Master Deed and By-Laws for Villas at Belle Parke, a Horizontal Property Regime, of record in Instrument No. 20020911-0110959, and set out on Exhibit "A" to the amendment in Instrument No. 20040218-0018915, said Register's Office. 2) Master Deed and By-Laws of Villas at Belle Parke, of record in Instrument No. 20020911-0110959, amended in Instrument No. 20021025-0130922, Instrument No. 20030515-0066792 and Instrument No. 20040218-0018915, said Register's Office. 3) Charter of Villas at Belle Parke Homeowners' Association, Inc., of record in Instrument No. 20020911-0110958, said Register's Office. 4) Easement for constructions and maintenance of drainage facility as set out in Book 7838, Page 934, said Register's Office. 5) Landscape Buffer Easement of record in Instrument No. 20011217-0138710, said Register's Office. 6) Storm Water Detention Agreement of record in Instrument No. 20020320-0034488, said Register's Office. 7) Grant of Easement by and between Comcast of Nashville I, LLC, and Villas at Belle Parke Homeowners' Association, Inc., of record in Instrument No. 20130517-0050095, said Register's Office. 8) Subdivision Plat Agreement of record in Instrument No. 20011217-0138712, said Register's Office. 9) Declaration of Drainage Easement of record in Instrument No. 20020322-0035169, said Register's Office. 10) All matters as shown on the Boundary Plat of record in Instrument No. 20020722-0087814, said Register's Office. 11) Taxes for the current year prorated and assumed by the Grantee.**

This is improved (__X__) Unimproved (____) property, known as **1345 Bell Road, Antioch, TN 37013**

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 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(s) this **1st** day of **June, 2023.**

Travis Mann

Emily Mann
Emily Mann

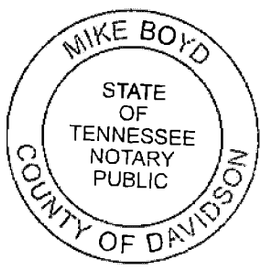
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Travis Mann and Emily Mann,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **1st** day of **June, 2023.**

Notary Public

My Commission Expires: 5/9/2026



Certificate of Authenticity

I, DEBORAH DEVINE, 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 June 1, 2023.

Date

Affiant Signature

6-12-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of June, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)