Karen Johnson Davidson County
Batch# 1016162 DEEDWARR
06/16/2023 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230616-0046292

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 5-1363-mc

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

07-NSH23-05848

Address of New Owner:	Send Tax Bills to:	Tax Information:
Julie C. Mandeville 5320 Missionary Way Brentwood, TN 37027	New Owner	181 10 0E 001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michele E. Riley, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Julie C. Mandeville, a single person**, hereinafter called the Grantees, their successors 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 Lot No. 1 on Plat of Phase One, Section One, High Point, of record as Instrument No. 20101216-0100068, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Michele E. Riley, by Quitclaim Deed from Timothy J. Riley, of record in Instrument No. 20140722-0064987, in the Register's Office of Davidson County, Tennessee, dated June 20, 2014 and recorded on July 22, 2014.

Being the same property conveyed to Timothy J. Riley and Michele Riley, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20120924-0086648, in the Register's Office of Davidson County, Tennessee, dated September 20, 2012 and recorded on September 24, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **5320 Missionary Way, Brentwood, TN 37027**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of June, 2023

Michele E. Riley

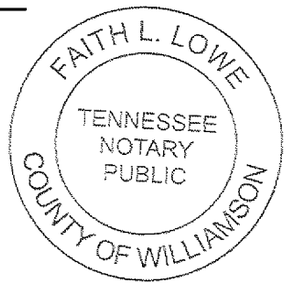
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michele E. Riley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 13th day of June, 2023.

Notary Public

My Commission Expires: 06.14.25



- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6-16-23 (date of document).

Kirsten Virden

Affiant Signature

Date: 6-16-23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

