Karen Johnson Davidson County
Batch# 1018855 DEEDWARR
06/26/2023 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20230626-0048365

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20753-DS

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00.

Kirsten Virdi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2023.

Bria Sawyers
Notary Public

MY COMMISSION EXPIRES: ~~JUNE 14, 2025~~ May 7, 2024
(AFFIX SEAL)

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

02-NSH23-05827

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information:
1117 Oman Drive RE LLC 325 N. Cedar Drive Covina, CA 91723	New Owner	159 00 0 074.00

[redacted]

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, **Janet Luken Mann and Robert A. Mann, Sr., wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **1117 Oman Drive RE LLC, a Nevada limited liability company,** 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 the 34th Councilmanic District of Davidson County, Tennessee being more particularly described as follows:

Beginning at an iron (old) on the Southerly right-of-way (50 feet wide) of Oman Drive at its intersection with the Westerly boundary line of the Key Investments II, Inc. property recorded in Instrument Number 20131104-0114245 in the Register's Office for Davidson County, Tennessee, said iron rod (old) being at Tennessee State Plane (NAD 83) Coordinates: North 625072.34, East 1728922.71; Thence, with said Westerly boundary line South 00 degrees 10 minutes 38 seconds East 410.46 feet to an iron rod (old) at the Northeast corner of the Steve Logan and wife, Jane Logan recorded in Instrument Number 20210330-0041626 in said Register's Office; Thence, with Northerly boundary line of said Logan property as follows: North 82 degrees 15 minutes 37 seconds West 126.59 feet to an iron rod (old), and South 73 degrees 41 minutes 45 seconds West 118.80 feet to an iron rod (old) at the Southeast corner of the David G. Baker and Abigail L. Baker, husband and wife property recorded in Instrument Number 20181012-0101331 in said Register's Office; Thence with the Easterly boundary line of said Barker property, North 00 degrees 23 minutes 51 seconds East 513.07 feet to an iron rod (old) on said Southerly right-of-way of Oman Drive; Thence, with said right-of-way, South 68 degrees 25 minutes 02 seconds East 171.33 feet to an iron rod (new) at the beginning of a curve in said right-of-way concave to the Northeast and having a radius of 654.22 feet; Thence with said curve, an arc distance of 78.87 through a central angle of 06 degrees 54 minutes 28 seconds (chord: South 72 degrees 49 minutes 46 seconds East 78.83 feet) to the point of beginning containing 2.43 more or less acres or 105,852 more or less square feet.

Being the same property conveyed to Janet Luken Mann and Robert A. Mann, Sr., wife and husband, by Quitclaim Deed from Janet Luken Mann, formerly known as Janet L. Morgan, of record in Instrument No. 20220831-0098068, in the Register's Office of Davidson County, Tennessee, dated August 02, 2022 and recorded on August 31, 2022.

Davidson County, Tennessee, dated August 02, 2022 and recorded on August 31, 2022.

Being the same property conveyed to John Morgan and wife, Janet L. Morgan, by Installment Deed from Lenora H. Luken, of record in Instrument No. 20040407-0039835, in the Register's Office of Davidson County, Tennessee, dated April 02, 2004 and recorded on April 07, 2004. The said John Morgan died on October 20, 2011, leaving Janet L. Morgan as surviving tenant by the entirety.

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: 1117 Oman Drive, 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 22nd day of June, 2023

Janet Luken Mann

Janet Luken Mann

Robert A. Mann, Sr.

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 Janet Luken Mann and Robert A. Mann, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Williamson, Tennessee, this 22nd day of June, 2023.

Notary Public

My Commission Expires: June 14, 2025

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

- 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 6/22/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/22/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of June, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3-6-2024

Notary's Seal (if on paper)

