WARRANTY DEED

Karen Johnson Davidson County
Batch# 1021201 DEEDWARR
06/30/2023 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20230630-0050034

File No. EM-23-4069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd 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
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Etheridge, Chad Etheridge, and Steven Whitehouse	New Owner	
(NAME) 102 Buffalo Street	(NAME) 1506 Page Dr.	044-11-0-068.00,
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(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, **Jackie Sue Mann, widowed**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Etheridge and Chad Etheridge, a married couple, and Steven Whitehouse, a married man, as tenants in common with right of survivorship**, 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 situated in Davidson County, Tennessee:

Lot 160, Section A, Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 68, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 160 fronts 60.3 feet on the southerly side of Buffalo Street and extends back 70.8 feet on the easterly line, and 69.2 feet on the westerly line, to a dead line, measuring 61.8 feet thereon.

Being the same property conveyed to Clarence Wayne Mann and wife, Sue Cowan Mann by Warranty deed from Booker Smith and wife, Hazel A. Smith of record in Book 3834, page 641, Register's Office for Davidson County, Tennessee, dated November 12, 1964 and recorded on November 20, 1964.

Said Clarence Wayne Mann having deceased on February 26, 2017, leaving Sue Cowan Mann as the surviving tenant by the entirety. The said Sue Cowan Mann and Jackie Sue Mann being one and the same.

This is property more commonly known as 102 Buffalo Street, Old Hickory, TN 37138.

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.

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 22nd day of June, 2023.

Jackie Sue Mann by Wayne Mann Attorney-in-Fact

Jackie Sue Mann by Wayne Mann, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Wayne Mann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Jackie Sue Mann, and that this instrument was executed on behalf of the said Jackie Sue Mann for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee. 202306300050033

Witness my hand and official seal this 22nd day of June, 2016.

Notary Public _____

My Commission Expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 **6/22/23**.

Date

Affiant Signature

6/22/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **June**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026