Karen Johnson Davidson County
Batch# 1023979 DEEDWARR
07/07/2023 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230707-0052181

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2023.

_____
Notary Public

MY COMMISSION EXPIRES: 1-01-26
(AFFIX SEAL)

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Elijah T. Mandle	NEW OWNER	142 14 0 068.00
(NAME)	(NAME)	
718 Harpeth Knoll Road	718 Harpeth Knoll Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Norman Jack Nuismer**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Elijah T. Mandle, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Section 2, Harpeth Valley Park, as of record in Book 3700, page 129, Register's Office for said County. Said lot fronts 80 feet on the Northeasterly side of Harpeth Knoll Road and runs back 198.8 feet on the Northwesterly line and 221.4 feet on the Southeasterly line, to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to Norman Jack Nuismer and wife, Clara N. Nuismer, by Corporate Warranty Deed from Proctor Homes, Inc., a Tennessee Corporation with its Principal office and place of business at Murfreesboro, Tennessee, of record in Book 4213, Page 48, in the Register's Office of Davidson County, Tennessee, dated February 13, 1968 and recorded on February 20, 1968. The said Clara N. Nuismer since died on September 06, 2022 leaving Norman Jack Nuismer as surviving tenant by the entirety.

This conveyance is subject to the following: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2, Harpeth Valley Park, as recorded in Plat Book 3700, Page(s) 129, Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3857, Page 858; Book 4148, Page 696; Book 4226, Page 825; Book 5051, Page 92 and Amendment recorded in Book 5197, Page 123 and Book 5228, Page 718.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 718 Harpeth Knoll Road, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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.

Effective the 7th day of July, 2023.

Norman Jack Nuismer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 7th day of July, 2023, before me personally appeared Norman Jack Nuismer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: the undersigned

My Commission Expires: 11/10/25

K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 7 day of July, 2023.

K. Thomas Sidwell
Date: 07/07/23

STATE OF TN

COUNTY OF Williamson

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

Notary Public
My Commission Expires: 1-01-26

