WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027134 DEEDWARR
07/18/2023 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,502.20
20230718-0055008

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-4-26

(AFFIX SEAL)

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Parker Allen Hanna	**New Owner**	073-11-0-041
(NAME)	(NAME)	
2321 Ridgeland Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ***Suzanne M. Quane, Trustee of the Suzanne M. Quane Survivor's Trust UAD July 13,2001 and Michael B. Mannix and Kellee Q. Mannix, husband and wife***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Parker Allen Hanna and Kelly Marie Cannon, both unmarried as tenants in common with rights of survivorship***, hereinafter called the GRANTEE(S), his/her/their 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. 399, on the plan of Sunset View, Section Five, as shown by Plat Book 2584 and Page 20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description of the property.

Being the same property conveyed to Michael B. Mannix and Kellee Q. Mannix, husband and wife, and Michael T. Quane and Suzanne M. Quane, Trustees of the Quane Family Living Trust, dated July 13, 2001 by Warranty Deed from Wallace Stanford Crain and William Forrest Crain, dated 02/02/2017, of record in Instrument No. 20170214-0015140, Register's Office for Davidson County, Tennessee; and also being the same property conveyed to Suzanne M. Quane, Trustee, or any successors in Trust, under the Quane Family Living Trust dated July 13, 2001 by Quitclaim Deed from Suzanne M. Quane, Surviving Trustee, under the Quane Family Living Trust dated July 13, 2001, dated 12/04/2018, of record in Instrument No. 20181217-0122350, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Suzanne M. Quane, Trustee, or any successors in Trust, under the Suzanne M. Quane Survivor's Trust UAD dated July 13, 2001 by Quitclaim Deed from Suzanne M. Quane, Trustee, under the Quane Family Living Trust dated July 13, 2001, dated 06/27/2019, of record in Instrument No. 20190712-0068372, Register's Office for Davidson County, Tennessee.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2321 Ridgeland Drive, Nashville, TN 37214
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 14th day of July, 2023.

Michael B. Mannix by: Kellee Q. Mannix, Attorney-In-Fact Date: 7-14-23
Michael B. Mannix
By: Kellee Q. Mannix, Attorney-In-Fact

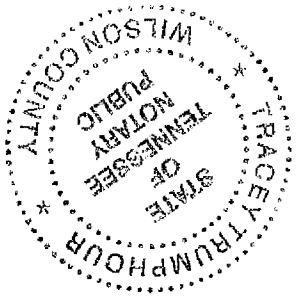
Kellee Q. Mannix
Kellee Q. Mannix

State of Tennessee
County of Wilson

On this 14th day of July, 2023, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kellee Q. Mannix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Michael B. Mannix, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of a Power of Attorney of record at Instrument Number 202307180055007, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 14th day of July, 2023.

Notary Public:
My Commission Expires: 3.8.2025



State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kellee Q. Mannix, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of July, 2023.

Notary Public:
My Commission Expires: 3.8.2025



File No.: 2067202
Warranty Deed TN

Effective the 14 day of July, 2023.

Suzanne M. Quane Survivor's Trust UAD July 13,2001

By: Suzanne M. Quane Date: 7/14/23
Suzanne M. Quane, Trustee

State of California
County of _____

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Suzanne M. Quane, Trustee of the Suzanne M. Quane Survivor's Trust UAD 7/13/2001 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this _____ day of July, 2023.

_____
Notary Public:

My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)
)

On 7/14/23 **(Date)** **before me,** Destiny Duyen Nguyen Notary Public **(Here Insert Name and Title of the Officer)**

personally appeared Suzanne Quane **(Name(s) of Signer(s))**

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Destiny Duyen Nguyen **(Seal)**
(Signature of Notary Public)

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7.14.23 .

Affiant Signature

7.14.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of July, 2023.

Notary Signature

My Commission Expires: 05/09/2026

