(3)

WARRANTY DEED

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

JM-P-23-904

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~14th~~ 14th DAY OF AUGUST, 2023

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES 12/16/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1039935 **DEEDWARR**
08/18/2023 10 36 51 AM 2 pgs
Fees $13 00 Taxes $2,201 50

20230818-0064585

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	(S)
Sara A. Kolodziejczak and Matthew R. Dolland	~~NEW OWNER~~ Planet Home Lending, LLC	
(NAME)	(NAME)	
904 Buckskin Ct	321 Research Parkway, Suite 303	**126-15-0A-186 00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Meriden, CT 06450	
(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 consideration, the receipt of which is hereby acknowledged, **R. LEIGH MANSFIELD AND DANIELLE M. MANSFIELD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARA A. KOLODZIEJCZAK, AN UNMARRIED WOMAN, AND MATTHEW R. DOLLAND, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH ~~THE~~ RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 166 on the Plan of Section Four, Boone Trace at Biltmore of record in Plat Book 9700, Page (s) 932 and 933, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to R. Leigh Mansfield and Danielle M Mansfield, husband and wife by Warranty deed from Radhika A Ramayya-Rendon, unmarried of record in Instrument No 20200629-0070320 Register's Office for Davidson County, Tennessee, dated June 25, 2020 and recorded on June 29, 2020

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat Book 9700, Page (s) 932 and 933, Register's Office for Davidson County, Tennessee
- Plan of record in Plat Book 6900, Page 470, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 7265, Page 657, Book 9342, page 312, re-recorded in Book 9735, page 931, amended in Book 10032, page 813, Book 10306, page 817, Book 11455, page 443, Instrument No 20000126-0008529, Instrument No 20001211-0121618, Instrument No 20010717-0075902, Instrument No 20010607-0060003, Instrument No 20011003-0107279 and Instrument No 20011119-0126832, Register's Office for Davidson County, Tennessee
- Charter of Boone Trace Homeowners' Association of record in Book 9607, Page 534, in the Register's Office for Davidson County, Tennessee
- Easements of record in Book 8992, Page 62 and Book 9665, Page 420, in the Register's Office for Davidson County, Tennessee
- Quitclaim Deed of record in Instrument Number 20011119-0126831, in the Register's Office for Davidson County, Tennessee
- Easement of record in Book 756, Page 142, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Instrument Number 20040204-0013636, in the Register's Office for Davidson County, Tennessee
- Easements, restrictions, reservations, conditions, agreements, setback lines and any and all other matters of record in Book 10666, Page 317 through 376, inclusive, and in Book 11732, Page 122, re-recorded in Instrument No 20000225-0018628, in the Register's Office for Davidson County, Tennessee
- Easements of record in Book 8992, Page 63, in Instrument No 20021217-0155375, Instrument No. 20071116-0134577, Instrument No 20071116-0134580 and in Instrument No 20071116-0134581, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **904 Buckskin Ct, Nashville, Tennessee 37221**.

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), their heirs and 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), 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(s) this the 11th DAY OF AUGUST, 2023

R Leigh Mansfield
by John Gleaves as Attorney-in-fact

Danielle M Mansfield
by John Gleaves as 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, ~~Paul Hinman,~~ John Gleaves my to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of R LEIGH MANSFIELD AND DANIELLE M. MANSFIELD, and who acknowledged he/she/they executed the same as the free act and deed of the said R LEIGH MANSFIELD AND DANIELLE M. MANSFIELD.

Witness my hand and official seal, this the 11th of August, 2023

Notary Public
My Commission Expires _____
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
~~Rudy Title and Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064