THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 1041972 DEEDWARR 08/23/2023 03:27:30 PM 3 pgs Fees: $18.00 Taxes: $1,461.50 20230823-0066067	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $395,000.00 Tina Shinn AFFIANT Subscribed and sworn to before me, this 22 day of August, 2023 NOTARY PUBLIC My Commission Expires: 7/15/26 KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Matthew J. Manka III 2412 Ravine Drive Nashville, TN 37217	Volunteer State Mortgage 101 Highway 52 West PORTLAND, TN 37148	135-16-0A-024-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY FIVE THOUSAND AND NO CENTS, $395,000.00, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 21st day of August, 2023, the undersigned, **Rhonda Sue Eisenhauer**, an unmarried person hereinafter called the Grantor, has bargained, sold, and by the presents does transfer and warrant to **Matthew J. Manka III,** an unmarried person hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County , and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Subdivision of Tracts 8, 9 & 10 of Nashboro Village, of record in Book 5200, Pages 186-189, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chris Eisenhauer and Rhonda S. Eisenhauer, husband and wife, by deed dated 07/23/2018 and recorded 07/24/2018, from David L. Michels and Alicia Michels, husband and wife, if record in Instrument Number 201807240072274 and being further conveyed to Rhonda Sue Eisenhauer, now a single person, by deed dated 07/27/2022, recorded 08/11/2022, from Christopher Gordon Eisenhauer, now a single person, of recorded in Instrument Number 202208110091464, of the Public Records of Davidson County, Tennessee.

This is improved property known as **2412 Ravine Drive, Nashville, TN 37217.**

Further, 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 and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

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 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 whomever.

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. Further, the captioned property is not the homestead of the grantor/mortgagor.

This 21st day of August 2023.

Rhonda Sue Eisenhauer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Rhonda Sue Eisenhauer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of August 2023.

Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 8/21/23.

Affiant Signature – Joshua A. Terry

8/22/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/22/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27