Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0170

Karen Johnson Davidson County
Batch# 1047119 **DEEDWARR**
09/07/2023 10 57 14 AM 2 pgs
Fees $13 00 Taxes $421 80

20230907-0070145

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114 000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of September, 2023

Notary Public

Commission Expires 7/27/27

Kayla R Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Landon Mauck 145 Thompson Lane ~~4969 Riverbank Drive~~ Nashville, TN 37211 ~~Hermitage, TN 37076~~	NEW OWNER	075-00-0-014 00

WARRANTY DEED

FOR AND IN 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,

Janice Mangrum, heir at law of Fate Wray, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Landon Mauck, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Boundary Description of the Fate Wray Property, as of record in Deed Book 4879, page 474 in the Registers Office of Davidson County, Tennessee, Described as follows

Beginning at a existing old iron rod on the west right of way of Hermitage Road, said point being the northeast corner of the Resubdivision of Lot of Two Hermitage Commercial Center Subdivision One Lot 2B, Instrument number 2014-1104-0101614, Register's Office Davidson County, Tennessee and being located 341 feet, more or less from the right of way of Lebanon Pike at Hermitage Road, Thence, leaving said Hermitage road with the line of Lot of Two Hermitage Commercial Center Subdivision One Lot 2B, S 69° 24'21" W 177 43 feet to an old iron rod at the CSX Rail Road right-of-way, Thence, with the right-of -way of CSX Rail Road, N 13° 39' 06" W 185 78 feet to an iron rod , Thence, N 69° 11' 46" E 158 71 feet to an iron rod on the west right-of-way of Hermitage Road, Thence, with the west right-of-way of Hermitage Road , and a counter-clockwise curve, radius of 468 45, Delta of 17° 57' 28", Length of 146 82 feet and a chord bearing of S17° 32' 30" E 146 22 feet to a point, Thence, Continuing with the west right-of-way of Hermitage Road S 26° 31' 15" E 39 19 feet to the point of beginning Containing 0 70 Acres, more or less, as surveyed July 28 of 2023 by L Steven Bridges, Jr , RLS 1740 of Bridges Land Surveying and Consulting 205 Shivel Drive, Hendersonville, Tennessee 37075

BEING the same property conveyed to Fate Wray by Warranty Deed from H H Chitwood, Executor of the Estate of Jessie C Johnson, dated 11/21/1974 and recorded 1/6/1975 in Book 4879, Page 474, Register's Office for Davidson County, Tennessee The said Fate Wray died on March 2, 2021 Pursuant to Order Appointing Administrator filed 2/23/2022 in Docket No 21P-2184 in the Seventh Circuit Court for the Twentieth Judicial District of Davidson County, Tennessee (Probate Division), Aimee Bobbitt was appointed as Administratrix Heirs at law of Fate Wray reportedly being Janice Mangrum, Maxie Pride, Jr , Richard Morgan, Linda Morgan, Tammie Hobby, and Tim Lindsey

Record & Return To
Southern Title LLC
383 E Main St , Ste 110
Hendersonville, TN 37075

BEING the same property conveyed to Janice Mangrum, Maxie Pride, Jr , Richard Morgan, Linda Morgan, Tammie Hobby, and Tim Lindsey by Administrator's Deed from Aimee D Bobbitt, Administrator for the Estate of Fate Wray, dated 1/30/2023 and recorded 8/15/2023 in Instrument No 20230815-0063585, By Quitclaim Deed recorded 8/15/2023 in Instrument No 20230815-0063586, Linda Morgan conveyed her interest to Janice Mangrum By Quitclaim Deed recorded 8/15/2023 in Instrument No 20230815-0063587, Tim Lindsey conveyed his interest to Janice Mangrum By Quitclaim Deed recorded 8/15/2023 in Instrument No 20230815-0063588, Richard Morgan conveyed his interest to Janice Mangrum By Quitclaim Deed recorded 8/15/2023 in Instrument No 20230815-0063589, Tammie Hobby conveyed her interest to Janice Mangrum By Quitclaim Deed recorded 8/29/2023 in Instrument No 20230829-0067589, Maxie Pride, Jr conveyed his interest to Janice Mangrum

See Affidavit of Heirship of record in Instrument No 20230407-0070144, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 4206 Hermitage Road Old Hickory, TN 37138

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 6th day of September, 2023

Janice Mangrum

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janice Mangrum,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hendersonville, Tennessee this 6th day of September, 2023

Notary Public
My Commission Expires 8/20/24

(Notary Seal)

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024