RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1047648 DEEDWARR
09/08/2023 11 14 33 AM 2 pgs
Fees $13 00 Taxes $1,998 00

20230908-0070582

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540.000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — GREGORY HARDEMAN — DAVIDSON COUNTY — My Commission Expires 3/12/25

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Guthrie Investments, LLC	Same address	
(NAME) 3608 Hampshire Pk	(NAME)	026-05-0-083.00 & 026-05-0-094
(ADDRESS) Mt. Pleasant TN 38474	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **REBA C. MANNING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GUTHRIE INVESTMENTS, LLC,** 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.

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lots 6, 7, 8, 9, 19, 20 and 21, Block "H" of Roscoe Place 3rd and 4th Additions, of record in Plat Book 5050, Page 64, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being part of the same property conveyed to William T. Carter and W. Kenneth Manning by Warranty Deed from Mary Ballard Gilliam, being the same person as Mary B. Gilliam, an unmarried woman of record in Book 5172, page 866, Register's Office for Davidson County, Tennessee, dated July 19, 1977 and recorded on July 19, 1977.

The said W. Kenneth Manning died September 4, 1978, and by the terms of his Last Will and Testament filed for record in Will Book 124, Page 661, in the Office of the Probate Court for Davidson County, Tennessee, his interest now vests in his surviving spouse, Reba C. Manning.

Being part of the same property conveyed to Reba Manning by Quitclaim Deed from William T. Carter of record in Book 9464, Page 302, Register's Office for Davidson County, Tennessee, dated August 16, 1994 and recorded on September 14, 1994 and re-recorded on April 11, 1995 in Book 9642, Page 498, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 22 in Block "H" on the Plan of Fourth Addition Roscoe Place, of record in Plat Book 843, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the Northerly side of Francis Street and runs back between parallel lines 150 feet to a dead line measuring 50 feet thereon.

Being the same property conveyed to Reba C. Manning by Warranty Deed from Geraldine Buckner of record in Instrument No. 20060317-0031070, Register's Office for Davidson County, Tennessee, dated March 15, 2006 and recorded on March 17, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 110 & 114 Rivergate Pkwy, Goodlettsville, TN 37072
(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 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

Witness my hand this 1st day of September, 2023

Reba C Manning

REBA C. MANNING

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reba C. Manning, the bargainor, 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 this 1st day of September, 2023

Commission expires

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

J Greg Hardeman

Notary Public