(3)

BOX 10-A

RECORD AND RETURN TO.
Limestone Title and Escrow, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No QLC-16596-2023

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1047655 **DEEDWARR**
09/08/2023 11 20 08 AM 2 pgs
Fees $13 00 Taxes $2,405 00

20230908-0070592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September 2023

NOTARY PUBLIC

My commission expires

DANIELLE MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

THIS INSTRUMENT PREPARED BY
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William Mantlo and Haley Mantlo 5311 Heatherwood Dr. Brentwood, TN 37027	CNG Mortgage, Inc. 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583	160-100A-024.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($650,000 00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, the undersigned, **STEVE BARTLETT, A MARRIED MAN AND JOHN BARTLETT**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HALEY MANTLO AND WILLIAM MANTLO, WIFE AND HUSBAND AND MALINDA M. MURPHY, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee and described as follows, to-wit

Being Lot No 24 on the Plat of Heatherwood, of record in Book 6900, page 897, Register's Office, Davidson County, Tennessee, reference to which is made for a more detailed description.

Being the same property as conveyed to SUE BOMAR BARTLETT by Quitclaim Deed from Bomar Investments, a Tennessee joint venture, dated April 3, 1992, recorded April 6, 1992 in Book 8593, pages 954-956, Register's Office for Davidson County, Tennessee Sue Bomar Bartlett died intestate on May 22, 2023 Steve Bartlett and John Bartlett are the Heirs at law Affidavits of Heirship recorded in the Register's office for Davidson County, Tennessee in Instrument No 20230908-0070590 and No 20230908-0070591 Being also a part of the same property as conveyed to Bomar Investments, a Tennessee joint venture by Quitclaim Deed from Steve B Bartlett, dated May 1, 1989, recorded May 11, 1989 in Book 7839, pages 24-26, Register's Office for Davidson County, Tennessee Being also the same property conveyed to Steve B Bartlett by Quitclaim Deed from Sue Bomar Bartlett, Administratrix of the Estate of Wienne Thweatte Bomar, deceased, dated April 3, 1989, recorded May 3, 1989 in Book 7831, pages 423-426, Register's Office for Davidson County, Tennessee

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ✓ improved property, known as: 5317 Heatherwood Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever

WITNESS MY/OUR HANDS, this 7th day of September, 2023

GRANTOR(S)

Steve Bartlett

John Bartlett

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Steve Bartlett, a married man and John Bartlett, 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 seal, this the 7th day of SEPT, 2023.

Notary Public

LEE E. CRANFORD

Printed Notary Name

My commission expires 11/6/2023

