WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056054 **DEEDWARR**
10/02/2023 09 54 55 AM 2 pgs
Fees. $13.00 Taxes $1,942 50

20231002-0076999

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES 5-9-26
(AFFIX SEAL)

File #23-TC-4717-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Pamela Simmons	New Owner	
(NAME)	(NAME)	**132 16 0 013.00**
4717 Timberhill Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **WILLIAM MANTLO AND HALEY MANTLO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAMELA SIMMONS** 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. 786 on the Plan of Section Thirteen, Caldwell Hall of record in Plat Book 3300, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 786 fronts 48.22 feet on the Westerly margin of Timberhill court and extends back 134.5 feet on the Northerly line and 150.15 feet on the Southeasterly line to a broken line in the rear, measuring 162.68 feet thereon.

Being the same property conveyed to William Mantlo and Haley Mantlo, husband and wife, by Warranty Deed from Smith Homes LLC, a Tennessee Limited Liability Company, of record in Instrument No 20160930-0103095, in the Register's Office of Davidson County, Tennessee, dated September 28, 2016 and recorded on September 30, 2016.

This conveyance is subject to:
* 2023 taxes, a lien, but not yet dues and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Thirteen Caldwell Hall, as recorded in Plat Book 3300, Page(s) 66.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1788, Page 108.
* Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 3400, Page 226 as amended in Book 3435, Page 357 and Book 3502, Page 555.
* Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 7258, Page 689.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4717 Timberhill Court, Nashville, TN 37211**.

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 29th day of September, 2023.

William Mantlo

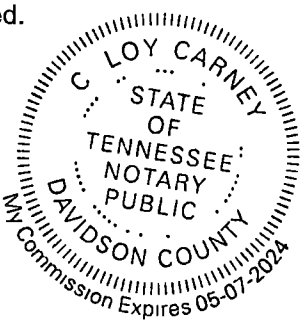
Haley Mantlo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2023, before me personally appeared William Mantlo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2023

Notary Signature
My commission expires

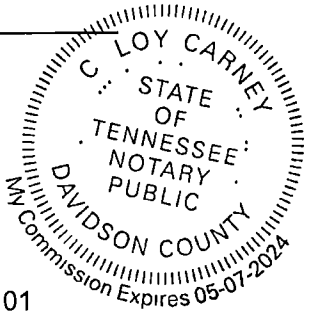


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2023, before me personally appeared Haley Mantlo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2023.

Notary Signature
My commission expires



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204