Prepared by
Centennial Title Company, Inc
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1225

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1058972 DEEDWARR
10/09/2023 10 49 13 AM 2 pgs
Fees $13 00 Taxes $8,510 00

20231009-0079239

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory Tom McManus and Vicki Ann McManus, as Co-Trustees of the McManus Community Property Trust dated October 25, 2022**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Taylor Bowers and Shauna Bowers, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Highland Court of record in Plat Book 2330, Page 82, 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. 1 fronts 175.0 feet on the Northeasterly margin of Timberwood Place and extends back 250.8 feet on the Northwesterly line and 250.5 feet on the Southeasterly line to a dead line in the rear, measuring 175.0 feet thereon.

Being the same property conveyed to Gregory McManus and Vicki McManus by Warranty deed from Timothy J. Maharrey and Tammy Maharrey, husband and wife, dated February 9, 2021 of record in Instrument No. 20210222-0021363, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gregory Tom McManus and Vicki Ann McManus, as Co-Trustees of the McManus Community Property Trust by QC Deed from Gregory McManus and Vicki McManus, dated February 28, 2023, of record in Instrument No. 20230301-0014635, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2108 Timberwood Place, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Taylor Bowers
2108 Timberwood Place
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT

New Owner

TAX MAP-PARCEL #:
144-15-0-005.00

WITNESS THE EXECUTION HEREOF this 5th day of October, 2023.

McManus Community Property Trust dated October 25, 2022

Gregory Tom McManus, Co-Trustee

Gregory Tom McManus, Co-Trustee

Vicki Ann McManus - Co-Trustee

Vicki Ann McManus, Co-Trustee

State of Tennessee
County of Davidson

On this 5th day of October, 2023, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Gregory Tom McManus and Vicki Ann McManus, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Co-Trustees of the McManus Community Property Trust dated October 25, 2022, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf the McManus Community Property Trust dated October 25, 2022 as Co-Trustees.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee
County of Williamson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,300,000.00.**

M. Alyssa Brannan

Affiant

Sworn and subscribed before me on this the 6th day of October, 2023.

Tara Jones

Notary Public

My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026