Karen Johnson Davidson County
Batch# 1063462 DEEDWARR
10/20/2023 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20231020-0082557

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/12/2024
(AFFIX SEAL)

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Desiree Manard and Tami Manard	Address of New Owner	Parcel ID: 142 07 0J 624.00
(NAME)	(NAME)	
624 Bristol Creek Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph Lee Cagle and Lizan Azad Cagle, formerly known as Lizan Azad Tofiq, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Desiree Manard, an unmarried woman, and Tami Lynn Manard, a married woman, as joint tenants with rights of survivorship,** 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:

Land in Davidson County, Tennessee, being that particular Unit referenced as Lot No. 22, Address # 624, Bristol Creek Townhomes, as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for Bristol Creek Townhomes of record in Instrument No. 20171228-0131735, and as amended by Instrument No. 20180301-0019441, and 20190607-0054760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Lee Cagle, a single man and Lizan Azad Tofiq, a single woman from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company by Special Warranty Deed dated December 30, 2019 and recorded on January 2, 2020 in Instrument No. 20200102-0000436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 624 Bristol Creek Dr., Nashville, TN 37221

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 our hands this 17th day of October, 2023.

Joseph Lee Cagle

Lizan Azad Tofiq

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joseph Lee Cagle Lizan Azad Cagle, formerly known as Lizan Azad Tofiq, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of October, 2023.

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

Notary Public

My Commission Expires:

(SEAL)

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 10/17/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/17/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of October, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM