Karen Johnson Davidson County
Batch# 1063614 DEEDWARR
10/23/2023 09:33 24 AM 2 pgs
Fees $13 00 Taxes $2,220 00
20231023-0082720

Prepared by
Tennessee Title & Escrow Affiliates LLC
206 Gothic Court Suite 300
Franklin TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is this transfer is $600 000 00

Affiant

Subscribed and sworn to before me this 19 day of October 2023

Notary Public
My commission expires 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Edward H Burnell, III Stites & Harbison, PLLC 401 Commerce Street, Suite 800 Nashville, Tennessee 37219-2405	New Owner	105-16-0-063 00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gilbert Mana and Andrea Mana, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Edward H. Burrell, III,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

BEGINNING AT AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF GLADSTONE AVENUE (50 FOOT WIDE PUBLIC RIGHT OF WAY), SAID ROD BEING THE NORTHEAST CORNER OF LOT 136, CORINNE PLACE (BOOK 332, PAGE 1 R O D C , TN) AND THE SOUTHEAST CORNER OF LOT 135 OF SAID CORINNE PLACE OWNED BY PETE KOZAKIEWICZ (INSTRUMENT # 20101014-0082472 R O D C TN) LOCATED S 00°12 24" E 100 0 FEET FROM AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF LOT 134 OF SAID CORINNE PLACE, THENCE WITH SAID WESTERLY MARGIN OF GLADSTONE AVENUE S 00°10'26 ' E , PASSING THE NORTHERLY MARGIN OF EDISON STREET ABANDONED BY ORDINANCE NO 097-997 (EASEMENTS RETAINED) AT 50 FEET FOR A TOTAL DISTANCE OF 75 FEET TO AN IRON ROD (NEW) AT THE NORTHEAST CORNER OF THE WEIST VENTURES, LLC LAND (INSTRUMENT # 20180223-0017327 R O D C , TN), THENCE LEAVING SAID GLADSTONE AVENUE WITH THE CENTERLINE OF SAID ABANDONED RIGHT OF WAY AND THE NORTHERLY LINE OF SAID WEIST N 83°08'31 W 172 64 FEET TO AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF LOT 3, RESUBDIVISION OF LOTS 153, 154 & 155, CORINNE PLACE (INSTRUMENT # 20180124-0007347 R O D C , TN) OWNED BY HAMIDULLA & GHOLAM DURANI (INSTRUMENT# 20200617-0062472 R O D C , TN), THENCE WITH THE EASTERLY LINE OF SAID LOT 3 ALONG THE PROJECTED CENTERLINE OF ALLEY # 1822 (15 FOOT WIDE UNIMPROVED R O W)
N 00°16 22 ' W 25 00 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY TERMINUS OF SAID ALLEY # 1822 IN THE NORTHERLY MARGIN OF SAID ABANDONED RIGHT OF WAY OF EDISON STREET, THENCE WITH THE NORTHERLY MARGIN OF SAID EDISON STREET
S 83°12'18" E 7 69 FEET TO AN IRON ROD (NEW) AT THE SOUTHEAST CORNER OF SAID LOT 136 IN THE EASTERLY MARGIN OF SAID ALLEY # 1822, THENCE WITH SAID ALLEY
N 00°10 26" W 50 00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 135, THENCE WITH THE SOUTHERLY LINE OF SAID LOT 135
S 83°08'31 ' E 165 00 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND WHICH INCLUDES SAID LOT 136 AND THE REVERSION AREA OF THE PORTION OF SAID ABANDONED RIGHT OF WAY OF SAID EDISON STREET ADJACENT TO SAID LOT 136 CONTAINING 12472 41 SQ FT OR 0 29 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED 1-7-2021 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC P O BX 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD TN R L S #1838

Being the same property conveyed to Gilbert Mana and Andrea Mana, husband and wife, by Warranty Deed from Lois E Winn, unmarried, dated January 22, 2021 of record as Instrument No 20210224-0022755, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee

This property is improved property known as 2117 Gladstone Avenue, 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 Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 19th day of October, 2023

Gilbert Mana

Andrea Mana

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gilbert Mana and Andrea Mana,** the bargainor(s), 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 official seal at Franklin, Tennessee, this the 19th day of October, 2023

Notary Public

My Commission expires 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO 2023097803