Karen Johnson Davidson County
Batch# 1069241 DEEDWARR
11/07/2023 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20231107-0086984



STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $545,000.00.

Affiant

Sworn to and subscribed before me this 1st day of November, 2023.

Notary Public
My Commission Expires:

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Charles Edward Ropp and Mary Claire Rozas	7357 Olmsted Drive	Owner	
7357 Olmsted Drive		7357 OLMSTED DR	155-08-0E-039.00-CO
Nashville, TN 37221	Nashville, TN 37221	NASHVILLE TN 37221	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Andrew Brian Manci and Kayla Olivia Manci, husband and wife, joint tenants,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Mary Claire Rozas and Charles Edward Ropp, wife and husband,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Final Plat, Resubdivision, Bellevue Highlands, Phase 2, of record in Plat at Instrument No. 20010202-0010403, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Brian Manci and Kayla Olivia Manci, husband and wife, joint tenants by Warranty Deed from Colton Starr McGee and Heather McGee, formerly known as Heather M. Dicus, as tenants in common with right of survivorship of record in Instrument No. 20191204-0124796 Register's Office for Davidson County, Tennessee, dated December 03, 2019 and recorded on December 04, 2019.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11592, Page 670 and Instrument No. 20101104-0088413, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or

national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of Bellevue Highlands of record in Book 11592, Page 707, in the Register's Office for Davidson County, Tennessee.
Quit Claim Deed for common areas to Bellevue Highlands Homeowner's Association of record in Instrument Number 20020506-0054929, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of November, 2023.

Andrew Brian Manci

Kayla Olivia Manci

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Amanda Birner, the undersigned, a Notary Public, in and for said State and County, **Andrew Brian Manci and Kayla Olivia Manci, husband and wife, joint tenants,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 1st day of November, 2023.

NOTARY PUBLIC
My Commission Expires: 2/28/25

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **November 1, 2023**.

Date

Affiant Signature

November 7, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **7** day of **November**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)