Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-BER-23-0101

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1069263 DEEDWARR
11/07/2023 10:28:11 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20231107-0087013

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2023.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Patrick Tisdale and Luqukita Roshay Tisdale	same as new owners	Parcel ID: 063-04-0-060
(NAME) 101 Karen Wayne Dr.	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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, **Manolito F. Jordan, an unmarried man, and Donna Jordan, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patrick Tisdale and Luqukita Roshay Tisdale, husband and wife**, 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:

Henry

Land in the City of Lakewood in Davidson County, Tennessee, being Lot No. 1 and the southerly one-half of Lot No. 3 on the Plan of Lakewood Heights, Addition No. I, as of record in Book 3842, Page 37, Register's Office for said County.

Said Lot No. 1 and the southerly part of Lot No. 3 front together 139.75 feet on the westerly margin of Karen Wayne Drive and run back between lines measuring 162 feet on the southerly line and 160.75 feet on the northerly line to a line in the rear measuring together 162.75 feet thereon.

Being the same property conveyed to Manolito F. Jordan and wife, Donna Jordan from Gordon Hawkins and wife, Donna Louise Hawkins by Warranty Deed dated October 31, 2014 and recorded on November 7, 2014 in Instrument No. 20141107-0103150, Register's Office for Davidson County, Tennessee. Manolito F. Jordan and Donna Jordan having since divorced on April 4, 2023 as pursuiant to the final divorce decree filed with the Third Circuit Court for Davidson County, Tennessee in Case Number 22D377.

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 101 Karen Wayne Dr., Old Hickory, TN 37138

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 3rd day of November, 2023.

Manolito F. Jordan

Donna Jordan

Donna Jordan

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Manolito F. Jordan and wife, and Donna Jordan, 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 3rd day of November, 2023.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

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