WARRANTY DEED

Karen Johnson Davidson County
Batch# 1072702 DEEDWARR
11/16/2023 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20231116-0089443

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 7/15/26

(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DeNiya Roxanne Nguyen	New Owner	086-14-0-E-026.00 CO
(NAME)	(NAME)	
522 Taffy Way		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mantaro LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DeNiya Roxanne Nguyen and Farrell Nguyen, wife and husband, as joint tenants with right 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 Unit 26, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Hermitage Point Cottages, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20210831-0117188, as amended in Instrument No. 20211011-0136504 and in Instrument No. 20220310-0027561, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to Mantaro LLC, a Tennessee limited liability company by deed from Southeastern Development Enterprise, a Tennessee limited liability company, dated June 17, 2022, of record in Instrument No. 20220623-0071616, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 522 Taffy Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters shown in Declaration of Covenants, Conditions, and Restrictions, Plat, Charter, Bylaws and all exhibits thereto, of record in Instrument No. 20210831-0117188, amended by Instrument No. 20211011-0136504, Instrument No. 20220310-0027561 and Instrument No. 20220318-0031491, and assignment of declarant rights in Instrument No. 20220310-0027562; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210212-0020477; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20210305-0029073; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 14th day of November, 2023.

MANTARO LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Bryan D. Spicer
Its: Authorized Agent

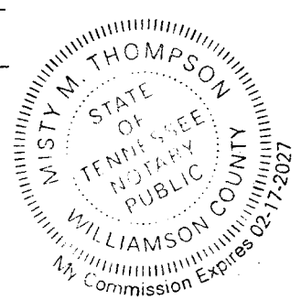
State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Mantaro LLC, a Tennessee limited liability company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 14th day of November, 2023.

Notary Public
My Commission Expires: _____

File No.: 37976



Certificate of Authenticity

I, Joshua A. Terry, 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 11/14/2023.

Affiant Signature – Joshua A. Terry

11/16/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 11/16/2023

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27