WARRANTY DEED



Karen Johnson
Batch # 1085720
12/27/2023 11:17:37 AM
Fees: $13.00 Taxes: $1,184.00

Davidson County
DEEDWARR
2 pgs

20231227-0099343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Tania L Mancilla
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF December 2023

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tania L. Mancilla and Santos A. Mancilla	Primis Mortgage Co	
(NAME)	(NAME)	
3600 Hewlett Dr.	5535 Currituck Dr. #120	133 07 0 022.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Wilmington, NC 28403	
(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, WE, **JERRY T. LADD, SR.AND WIFE, PAULA J. LADD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TANIA L. MANCILLA AND SANTOS A. MANCILLA,** WIFE and HUSBAND 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 Lot No. 16 on the Parma Heights, Section II, Revised, as of record in Plat Book 2083, Page 71, Register's Office for said County.

Said Lot No. 16 fronts 47.17 feet on the Northerly side of Hewlett Drive and runs back 161.3 feet on the Westerly line and 201.5 feet on the Easterly line to a dead line and measures 117.5 feet thereon.

Being the same property conveyed to Jerry T. Lack Sr. and wife Paula J. Ladd, by Warranty Deed from David B. Spence and wife Dolores E. Spence, of record in Book 8010, Page 863, in the Register's Office of Davidson County, Tennessee, dated December 19, 1989, and recorded on December 22, 1989.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3600 Hewlett Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-3600

MO2023-1433

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 my hand this 21st day of December, 2023

JERRY T. LADD, SR.

PAULA J. LADD

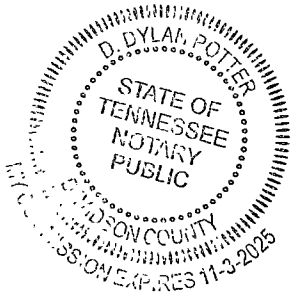
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry T. Ladd, Sr. and Paula J. Ladd, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2023.

Commission expires:



Notary Public

MO2023-1433