Karen Johnson
Batch # 1087097
12/29/2023 01:35:00 PM
Fees: $23.00 Taxes: $2,053.50

Davidson County
DEEDWARR
4 pgs

20231229-0100192

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 80-FC-23-302

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $555,000.00. **Affiant** Subscribed and sworn to before me, this 28th day of December, 2023. Notary Public My Commission Expires: 07/09/24

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

Address New Owner As Follows:
Melanie Rogers
302 Artisan Lane
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map-Parcel Number:
118-06-0D-061-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK C. MANNING**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MELANIE ROGERS**, an unmarried woman,

hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 61 on the Plat of Gale Park Single Family Homes, a Condominium of record as Instrument No. 20110224-0015356, affidavit in Instrument No. 20110531-0041215, amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, Instrument No. 20130306-0022201 and Instrument No. 20200327-0033394, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Patrick C. Manning, by deed from Tucker Dalton Hannah and wife, Julie Christine Hannah, and Paul Russell Hannah, of record as Instrument No. 20171215-0127746, Register's Office for Davidson County, Tennessee.

Elizabeth Strawn Manning joins in the execution of this instrument to convey any interest in the property she may have as spouse of Patrick C. Manning.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years. Grantor and Grantee have prorated 2023 taxes and assessments, which have been paid at closing.

2. Matters shown on the Plan of record as Instrument No. 20110208-0011108, Register's Office for Davidson County, Tennessee.

3. Master Deed for Gale Park Master Condominium of record as Instrument No. 20110224-0015350, amended as Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, Instrument No. 20120921-0086161, Instrument No. 20130306-0022200 and Instrument No. 20131230-0130919, Register's Office for Davidson County, Tennessee.

4. Master Deed for Gale Park Single Family Homes of record as Instrument No. 20110224-0015356, affidavit in Instrument No. 20110531-0041215, amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, Instrument No. 20130306-0022201 and Instrument No. 20200327-0033394, Register's Office for Davidson County, Tennessee.

5. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10131, page 935 and Book 10131, page 939, Register's Office for Davidson County, Tennessee.

6. Drainage, Detention Access Road and Sign Agreement of record in Book 9237, page 382, Register's Office for Davidson County, Tennessee.

7. Site Development Agreement of record in Book 9237, page 425, Register's Office for Davidson County, Tennessee.

8. Reciprocal Easement Agreement of record in Book 9237, page 452, amended as Instrument No. 20000317-0027643, Register's Office for Davidson County, Tennessee.

9. Slope and Grading Easement of record as Instrument No. 20041108-0134230, Register's Office for Davidson County, Tennessee.

10. Sewer Easement of record in Book 3401, page 167, Register's Office for Davidson County, Tennessee.

11. Easement of record in Book 2784, page 394, Register's Office for Davidson County, Tennessee.

12. Restrictive Covenants contained in instrument of record in Book 10184, page 201, Book 10184, page 857, Book 10184, page 857, Book 8124, page 488 and Book 9237, page 354, Register's Office for Davidson County, Tennessee.

13. Inspection and Maintenance Agreement for Private and Stormwater Management Facilities of record as Instrument No. 20100810-0063194, Register's Office for Davidson County, Tennessee.

14. Rights of others in and to party walls.

15. Rights of others in and to the use of the common areas/elements.

This is improved property known as 302 Artisan Lane, Nashville, Tennessee 37204.

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that he is 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; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS our hands this 28th day of December, 2023.

Patrick C. Manning

Elizabeth Strawn Manning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick C. Manning, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of December, 2023.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Strawn Manning, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of December, 2023.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026