Karen Johnson Davidson County
Batch# 1100962 DEEDWARR
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Fees: $22.00 Taxes: $0.00
20240214-0010165

This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
Nancy Walters Manahan
3013 Lanark Drive
Nolensville, TN 37135

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Nancy Walters Manahan,** an unmarried person whose address is: 3013 Lanark Dr., Nolensville, Tennessee 37135 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Nancy Walters Manahan, Trustee of the Nancy Walters Manahan Oath Protection Trust, dated February 12, 2024, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 3013 Lanark Dr., Nolensville, Tennessee 37135, the following tract of land located in Davidson County, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Phase Nine, Section Two, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180208-0012957, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 20190321-0025931 in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

THIS CONVEYANCE is made subject to:
any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on February 12, 2024.

Nancy Walters Manahan, GRANTOR

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nancy Walters Manahan, an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this February 12, 2024.

Notary
My commission expires:

My Commission Expires
January 11, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Nancy Walters Manahan, AFFIANT

Sworn to and subscribed before me this February 12, 2024.

Notary
My commission expires:

My Commission Expires
January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information: 187-09-0A-027.00CO

Property Address:
3013 Lanark Drive
Nolensville, Tennessee 37135

Name and Address of the Property Owner:
Nancy Walters Manahan
3013 Lanark Drive
Nolensville, TN 37135

Name and Address of the Persons or Entity Responsible for Taxes:
Nancy Walters Manahan

3013 Lanark Drive
Nolensville, TN 37135

Tennessee Certification of Electronic Document

I Burgess Edson, 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 February 12, 2024 (date of document).

X _____
Affiant Signature

February 12, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of February, 2024

_____
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 11, 2026