WARRANTY DEED

Karen Johnson
Batch # 1104436
02/26/2024 09:51:22 AM
Fees: $13.00 Taxes: $2,016.50

Davidson County
DEEDWARR
2 pgs

20240226-0012833

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202,
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deborah Chapman Joslin		187-09-0A-130.00
(NAME)	(NAME)	
4084 Liberton Way	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Spencer J. Mann and Patricia S. Mann, Trustees of the Mann Family Revocable Trust dated May 20, 2020**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Deborah Chapman Joslin, a married woman**, hereinafter called the GRANTEE(S), his/her/their 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. 130, on the Plan of Phase Seven Burkitt Village, an SP Subdivision, as of record in Instrument No. 20170210-0014146, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Spencer J. Mann and Patricia Mann, Trustees of the Mann Family Revocable Trust dated May 20, 2020 by Quitclaim Deed from Spencer J. Mann and Patricia Mann, husband and wife, dated 08/13/2020, of record in Instrument No. 20200817-0091969, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4084 Liberton Way, Nolensville, TN 37135
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 23rd day of February, 2024.

Mann Family Revocable Trust dated May 20, 2020

By: _____
Spencer J. Mann, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Spencer J. Mann, Trustee of the Mann Family Revocable Trust dated May 20, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 23rd day of February, 2024.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public

My Commission Expires: December 19, 2026

Mann Family Revocable Trust dated May 20, 2020

By: _____
Patricia Mann, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Patricia Mann,Trustee of the Mann Family Revocable Trust dated May 20, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 23rd day of February, 2024.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public

My Commission Expires: December 19, 2026

RETURN TO:
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129