Karen Johnson Davidson County
Batch# 1107690 DEEDWARR
03/06/2024 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240306-0015510

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
24-0014

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, is $330,000.00

Sworn to and subscribed before me this 1 day of March, 2024.

Jack H. Friedman
Affiant

Notary Public
My Commission Expires:_____

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Jack H. Friedman 1007 Carolyn Ave Nashville, TN 37216	New Owner	064-09-0-296-00 064-09-0-296-00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew B. Manson, a married man,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Jack H. Friedman** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 of Block 4 on the Plan of Berryville W. A. Bryan's Subdivision of the Berry Tract of record in Plat Book 421, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MM Properties LLC, a Tennessee limited liability company by Warranty Deed from Curtis F. Seals and wife, Debbie Seals of record in Instrument No. 20080529-0054646 Register's Office for Davidson County, Tennessee, dated May 28, 2008 and recorded on May 29, 2008.

Being the same property conveyed to Matthew B. Manson, married by Quitclaim Deed from MM Property LLC, a Tennessee Limited Liability Company F/K/A MM Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191024-0109167 Register's Office for Davidson County, Tennessee, dated October 23, 2019 and recorded on October 24, 2019.

This is improved property known as **4223 Woods Street, Old Hickory, TN 37138**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

Spouse is signing to convey any marital interest she may have in the subject property.

WITNESS my hand, this 1 day of March, 2024.

Matthew B. Manson

Kimberly Manson

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Matthew B. Manson and Kimberly Manson**, the within named bargainors, with whom I am personally acquainted (or proved their identity to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2024.

Notary Public
My Commission Expires: 02/28/2027

J ERICKSON
Notary Public - Arizona
Maricopa Co. / #643076
Expires 2/28/2027

I, Kara Wall, 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 3/1/24 (date of document).

Affiant Signature

Date 3/6/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025