WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~SUMNER~~ Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2024. Notary Public MY COMMISSION EXPIRES: 1/28/26 (AFFIX SEAL)

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alexander Adams and Jennifer Adams		Parcel ID: 052 08 0 013.00
(NAME) 128 Sanitarium Rd.	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jerry C. Mangrum, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexander Adams and Jennifer Adams, husband and wife**, 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:

A certain parcel or tract of land located in the 2nd Civil District of Davidson County, Tennessee, said parcel being more particularly described as follows:

Beginning at an iron pin in the Southerly right-of-way of Sanitarium Road;

Thence, North 88 degrees 34 minutes 06 seconds East, 201.77 feet to an iron pin;

Thence, South 09 degrees 33 minutes 49 seconds East, 169.57 feet to an iron pin;

Thence, South 88 degrees 34 minutes 17 seconds West, 300.42 feet to an iron pin in the Easterly right-of-way of Sanitarium Road;

Thence, along said Easterly right-of-way, with a curve to the left having a central angle of 49 degrees 02 minutes 58, a radius of 216.75 feet, and arc length of 185.55 feet to an iron pin;

Thence, with said right-of-way North 01 degrees 20 minutes 18 seconds West, 4.14 feet to the beginning.

NOTE For informational purposes only: prior deed references subject property to contain .91 acres, more or less.

Being the same property conveyed to Jerry C. Mangrum and wife, Tammy J. Mangrum from Kentucky-Tennessee Conference Association of Seventh-Day Adventists, Inc., a Tennessee non-profit corporation by Warranty Deed dated March 13, 1992 and recorded on March 13, 1992 in Book 8574, Page 428, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jerry C. Mangrum from Tammy J. Mangrum by Quitclaim Deed dated August 24, 1995 and recorded on February 14, 1996 in Book 9947, Page 272, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jerry C. Mangrum and Scarleth D. Ortega, husband and wife from Jerry C. Mangrum by Quitclaim Deed dated June 27, 2022 and recorded on August 8, 2022 in Instrument No. 20220808-0089596, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County MTJ-2401200SSO
Batch # 1113094 DEEDWARR
03/20/2024 02:17:36 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20240320-0019337

Further being the same property conveyed to Jerry C. Mangrum from Jerry C. Mangrum and Scarleth D. Ortega by Quitclaim Deed dated January 20, 2023 and recorded on April 4, 2023 in Instrument No. 20230404-0024567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 128 Sanitarium Rd., Madison, TN 37115

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 our hands this 19th day of March, 2024.

Jerry C. Mangrum

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jerry C. Mangrum, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of March, 2024.

Notary Public

My Commission Expires:

(SEAL)

