THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240146737

Karen Johnson Davidson County
Batch# 1114369 DEEDWARR
03/22/2024 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,933.25
20240322-0020207

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or valuc, whichever is greater, for this transfer is: $522,500.00.

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2024.

Notary Public
My Commission Expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires JUNE 27, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hannah Jovaag and Anders Jovaag 750 Harpeth Trace Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 143 02 0B 026.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jesse Mann, Successor Trustee of The Michael L. Mann Revocable Trust U/A dated December 6, 2019 and Jesse Mann, Successor Trustee of The Alice L. Mann Revocable Trust U/A dated December 6, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hannah Jovaag and Anders Jovaag, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Revised Treetops at Harpeth Trace, as of record in Plat Book 6250, Page 455, Register's Office said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael L. Mann, as Trustee of The Michael L. Mann Revocable Trust Agreement, U/A Dtd. December 6, 2019 and Alice L. Mann, as Trustee of The Alice L. Mann Revocable Trust Agreement, U/A Dtd. December 6, 2019, by Quitclaim Deed from Michael L. Mann and Alice L. Mann, husband and wife, of record in Instrument No. 20191223-0132005, in the Register's Office of Davidson County, Tennessee, dated December 06, 2019, and recorded on December 23, 2019.

Alice L. Mann having since died on November 12, 2021.

Michael L. Mann having since died on February 20, 2024.

Being the same property conveyed to Michael L. Mann and Alice L. Mann, Husband and Wife, by Warranty Deed from Lisa A. Daniel, an Unmarried Person, of record in Instrument No. 20170505-0044901, in the Register's Office of Davidson County, Tennessee, dated April 25, 2017, and recorded on May 05, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Treetops at Harpeth Trace, as recorded in Plat Book 6250, Page(s) 455.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6287, Page 417, as Supplemented and Amended Association Rules recorded in Instrument No. 20150622-0059531, amended in Instrument No. 20180806-0077253 and Instrument No. 20200715-0077403.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4889, Page 192; Book 5360, Page 320 and Book 5364, Page 882.
Easement for Water Mains and Appurtenances, recorded in Book 5142, Page 694.

This is improved property located at 750 Harpeth Trace Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2024.

The Michael L. Mann Revocable Trust U/A dated December 6, 2019

_____, Successor Trustee
By: Jesse Mann, Successor Trustee

The Alice L. Mann Revocable Trust U/A dated December 6, 2019

By: _____, Successor Trustee
Jesse Mann, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jesse Mann, Successor Trustee of The Michael L. Mann Revocable Trust U/A dated December 6, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2024.

_____
Notary Public
My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jesse Mann, Successor Trustee of The Alice L. Mann Revocable Trust U/A dated December 6, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2024.

_____
Notary Public
My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 22, 24 (date of document).

Jennifer L. Pennell

March 22, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

