WARRANTY DEED

Karen Johnson Davidson County
Batch# 1121707 DEEDWARR
04/11/2024 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20240411-0025822

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00.

Danielle L Lax AKA Danielle Dansby Shane Dansby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2024.

Ebony Scott
Notary Public

MY COMMISSION EXPIRES: 07-31-2026
(AFFIX SEAL)

EBONY SCOTT
Notary Public - North Carolina
Mecklenburg County
My Commission Expires Jul 31, 2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mina Mankaryous		Parcel ID: 151 09 0A 345.00
(NAME) 6445 Paddington Way	(NAME) Same	"
(ADDRESS) Antioch, TN 37013	(ADDRESS) Same	"
(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, **Danielle R. Lax nowDansby and Shane Dansby**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mina Mankaryous**, 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:

That certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 264, on the plan of Long Hunter Chase Phase 3 Section 3A A Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20081014-0103114, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Danielle R. Lax and Shane Dansby, as tenants in common with right of survivorship from Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed dated November 4, 2016 and recorded on November 18, 2016 in Instrument No. 20161118-0122135, 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 6445 Paddington Way, Antioch, TN 37013

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 8 day of April, 2024.

Danielle R. Dansby

Shane Dansby

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Danielle R. Dansby and Shane Dansby, 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 8 day of April, 2024.

Notary Public

My Commission Expires: 07-31-2026

(SEAL)

EBONY SCOTT
Notary Public - North Carolina
Mecklenburg County
My Commission Expires Jul 31, 2026

Tennessee Certification of Electronic Document

I, Melissa Edelen, 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 4/8/2024 (date of document).

Melissa Edelen
Affiant Signature

4/11/2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 11 day of April, 2024.

Kaitlyn Moore
Notary's Signature

MY COMMISSION EXPIRES: 06-02-2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2028
Acting in the County of Wayne