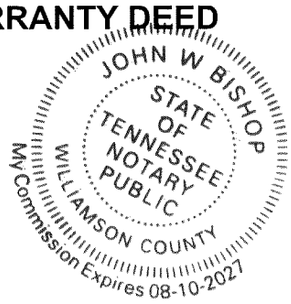
Karen Johnson Davidson County
Batch# 1125938 DEEDWARR
04/23/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $5,801.60
20240423-0028940

WARRANTY DEED



File #24-PA-3505-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,568,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bagwell Construction Co., LLC and Mark T. Brown Construction, Inc.	**New Owner**	
(NAME)	(NAME)	**117-12-0-005**
1415 Fairview Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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 consideration, the receipt of which is hereby acknowledged, **ROBERT J. MANGIALARDI AND WENDY J. MANGIALARDI, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BAGWELL CONSTRUCTION CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND MARK T. BROWN CONSTRUCTION, INC., A TENNESSEE CORPORATION** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 43 on the Map of Noel's Subdivision of Watkins Grove, not of record, described as follows:
Beginning at a point in the Westerly margin of Richards Street, 355 feet South of the Southerly margin of Woodmont Avenue a/k/a Woodmont Boulevard, at the common corner of Lot Nos. 42 and 43 on said Plan; thence Westerly along the line between said lots, 200 feet to the common corner of said lots and Lots 61 and 62; thence Southerly along the line between Lots 43 and 61, 200 feet to the common corner of Lots 43, 44, 60 and 61; thence Easterly along the line between Lots 43 and 44, 200 feet to the Westerly margin of Richards Street; thence Northerly along said street, 200 feet to the beginning.

Being the same property conveyed to Robert J. Mangialardi and wife, Wendy J. Mangialardi, by Warranty Deed from Kirk P. Johnson, unmarried, and Libby E. Johnson, unmarried, of record in Instrument No. 20120103-0000493, in the Register's Office of Davidson County, Tennessee, dated December 30, 2011 and recorded on January 03, 2012.

This conveyance is subject to:
*Taxes and assessments for the year 2024, and subsequent years, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Noel's Subdivision of Watkins Grove.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20060628-0077351.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3505 Richards Street, Nashville, TN 37215**.

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), their heirs and 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), 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 my/our hand(s) this the 19th day of April, 2024.

Robert J. Mangialardi by Wendy J. Mangialardi Attorney in fact

Robert J. Mangialardi by Wendy J. Mangialardi, Attorney-In-Fact

Wendy J. Mangialardi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2024, before me personally appeared Wendy J. Mangialardi, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Robert J. Mangialardi as his Attorney-in-Fact, and acknowledged that such person (or persons) executed the same as as the free act and deed of Robert J. Mangialardi.

Witness my hand, at office, this 19th day of April, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2024, before me personally appeared Wendy J. Mangialardi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of April, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 19 day of April, 2024.

Affiant Signature

Date 4/22/24

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

