WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson AG THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 04/23/2024. NOTARY PUBLIC MY COMMISSION EXPIRES

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 10-2027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-10077-NASH

Karen Johnson Davidson County
Batch# 1126615 DEEDWARR
04/24/2024 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20240424-0029503

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Alexis Marina Manzo	The Loan Store	044-05-0-002.00
126 Scenic View Road	1820 Swarthmore Ave	
Old Hickory, TN 37138	Lakewood, NJ 08701	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kelsey Jo Saha, and Bibake Saha, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexis Marina Manzo, a single woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Tract No. 3 on the unrecorded plan of H. A. Youngblood's Subdivision, described according to Map by Cantrell, Connell and Morrison, May 1954, as follows:

Beginning at a point on the Southwesterly margin of Scenic Drive, 140.3 feet Northwesterly from the Northeast corner of the property conveyed to Kevin Alexander Fernandez and Sharon Fernandez, husband and wife, by Warranty deed of record in Instrument No. 20210112-0005193, Register's Office for Davidson County, Tennessee; thence with the margin of said Drive, North 47 degrees 47' West 39.2 feet to the beginning of a curve; thence with said curve, Westerly 23.56 feet to a point on the Southeasterly margin of Shelby Street; thence with the margin of said street, South 42 degrees 13' West 120 feet to the common corner of Tracts 1 and 22; thence with the line between said Tracts South 47 degrees 47' East 54.2 feet to the common corner of Tracts 2 and 3; thence with the line between said tracts, North 42 degrees 13' East 135 feet to the beginning.

Being the same property conveyed to Kelsey Jo Saha and Bibake Saha, wife and husband by Warranty Deed from Kayla Neal and Bethany Rich, nka Bethany Neal, a married couple, dated August 25, 2020 and recorded August 26, 2020 in Instrument No. 20200826-0096660, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 126 Scenic View Road Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on April 23, 2024.

Kelsey Jo Saha

Bibake Saha

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, a Notary Public of said County and State, Kelsey Saha and Bibake Saha, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 23, 2024.

Notary Public

My Commission Expires: 8/8/2027

KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 2024-10077-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

WHEN RECORDED RETURN TO
Icon Title, LLC
9175 Carothers Parkway, Suite 110
Franklin, TN 37067
File No. 11-3072-AJ

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 04/23/2024.

Affiant Signature

04/24/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04/24/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY