Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

CRT File No. 240547651

Karen Johnson
Batch # 1134768
05/15/2024 10:05:50 AM
Fees: $13.00 Taxes: $14,430.06
Davidson County
DEEDWARR
2 pgs
20240515-0035833

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,900,017.00.

Affiant

Subscribed and sworn to before me, this 14th day of May, 2024.

Notary Public
My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Spark 60 Trust 1005 Norfleet Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 145 12 0 025.00

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, **Brian Patrick Manning and April Dianne Manning, Trustees of the LMNO Trust, dated June 3, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Reddington, as Trustee of the Spark 60 Trust, dated May 10, 2024**, ("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. 15 on the Plan of LAKEVIEW MANOR, of record in Plat Book 2133, Pages 39 through 41, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brian Patrick Manning and April Dianne Manning, Trustees of the LMNO Trust, dated June 3, 2021, by Warranty Deed from S. Brett Beavers and Elizabeth G. Beavers, Trustees, Beavers Family Revocable Living Trust Agreement, dated February 4, 2015, of record in Instrument No. 20210618-0082487, in the Register's Office of Davidson County, Tennessee, dated June 16, 2021 and recorded on June 18, 2021. Also see Affidavit of Scrivener's Error of record in Instrument No. 20210719-0096245, Register's Office of Davidson County, Tennessee.

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 LAKEVIEW MANOR, as recorded in Plat Book 2133, Page(s) 39-41.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4184, Page 204.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7946, Page 872.

This is improved property located at 1005 Norfleet Drive Nashville TN 37220

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 14th day of May, 2024.

LMNO Trust, dated June 3, 2021

TRUSTEE
By: Brian Patrick Manning, Trustee

TRUSTEE
By: April Dianne Manning, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Patrick Manning and April Dianne Manning, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the LMNO Trust, dated June 3, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 14th day of May, 2024.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public