Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 200
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1136581
05/20/2024 10:03:35 AM
Fees: $13.00 Taxes: $13,967.50

20240520-0037125

Davidson County
DEEDWARR
2 pgs

BRITTNEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 08, 2027

File No.: RES-24-1006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LMNO Trust dated June 3, 2021	New Owner	118 01 0 215.00
(NAME) 1006 Halcyon Ave Nashville, TN 37204	(NAME) SAME	
(ADDRESS)	(ADDRESS)	

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, I/WE, **RYAN NEIL STRINGFELLOW AND CAMILLA JO STRINGFELLOW, CO-TRUSTEES OF THE STRINGFELLOW JOINT REVOCABLE TRUST DATED APRIL 5, 2021**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BRIAN PATRICK MANNING AND APRIL MANNING, TRUSTEES OF LMNO TRUST DATED JUNE 3, 2021**, hereinafter called the Grantee(s), their heirs 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. 16, as shown on the map entitled Plan of Idlewild, of record in Plat Book 161, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Ryan N. Stringfellow from SS Porter, LLC, by Warranty Deed dated November 10, 2022, recorded November 23, 2022, in Instrument No. 20221123-0124064, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Ryan Neil Stringfellow and Camilla Jo Stringfellow, Co-Trustees of The Stringfellow Joint Revocable Trust, from Ryan N. Stringfellow, by Quitclaim Deed dated January 30, 2024, recorded February 8, 2024, in Instrument No. 20240208-0008910, in the Register's Office of Davidson County, Tennessee.

Ryan N. Stringfellow and Ryan Neil Stringfellow being one and the same person.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1006 Halcyon Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 15th day of May, 2024.

The Stringfellow Joint Revocable Trust dated April 5, 2021

By: _____
Ryan Neil Stringfellow, Co-Trustee

By _____
Camilla Jo Stringfellow, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the State and County mentioned, personally appeared Ryan Neil Stringfellow and Camilla Jo Stringfellow with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of The Stringfellow Joint Revocable Trust dated April 5, 2021, the within named bargainor, and that as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of The Stringfellow Joint Revocable Trust dated April 5, 2021. Trust by themsevles as Trustees.

Witness my hand, at office, this 15th day of May, 2024.

_____
Notary Signature
My commission expires: 3/8/28

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171