Karen Johnson
Batch # 1164519
07/31/2024 09:56:27 AM
Fees: $13.00 Taxes: $3,811.00
Davidson County
DEEDWARR
2 pgs
20240731-0057933

WARRANTY DEED

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,030,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7581-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Green Valley Blvd Property Trust u/a/d June 8, 2018	NEW OWNER	145-13-0-023.00
(NAME)	(NAME)	
5360 Parker Branch Road		
(ADDRESS)	(ADDRESS)	
Franklin TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Thirty Thousand And No/100 Dollars ($1,030,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANN MANTUS, FORMERLY KNOWN AS ANN S. DAVIDSON, AND ANDREW JOHN PHAY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA DAWN BOURGEOIS, AS TRUSTEE OF THE GREEN VALLEY BLVD PROPERTY TRUST U/A/D JUNE 8, 2018**, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A 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. 156 on the Plan of Tyne Valley Estates, Section 9, of record in Book 3700, Pages 65 and 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anne [sic] S. Davidson and Maurice Mantus, wife and husband by Warranty Deed from Walter Russell Owens, III and wife Cheryl Roberts Owens of record in Instrument No. 20030401-0042660 Register's Office for Davidson County, Tennessee, dated March 26, 2003 and recorded on April 01, 2003.

Being the same property conveyed to Anne [sic] S. Davidson by Quitclaim Deed from Maurice Mantus of record in Instrument No. 20040913-0109833 Register's Office for Davidson County, Tennessee, dated September 08, 2004 and recorded on September 13, 2004. Anne S. Davidson is one and the same as Ann S. Davidson and is now known as Ann Mantus. Maurice Mantus and Ann Mantus were married until Maruice Mantus died on April 24, 2012. Ann Mantus is now married to Andrew John Phay who joins in this conveyance to convey any and all interest he may have in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 5311 General Forrest Ct., Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (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 successors 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 successors 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 30 day of July, 2024.

Ann Mantus
Ann Mantus

Andrew John Phay
Andrew John Phay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Mantus and Andrew John Phay, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of July, 2024.

My Commission Expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON