Karen Johnson Davidson County
Batch# 1178037 DEEDWARR
09/05/2024 07:45:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20240905-0068191

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

G-P-24-3609

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jayne E. Bishop	NEWOWNER	
(NAME)	(NAME)	**116-12-0-001.00**
3609 Woodmont Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **MANOR HOMES, LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAYNE E. BISHOP, UNMARRIED,** 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 parts of Lots Nos. 9 and 10 of Block "B" on the map of Woodmont Lane Homesites as of record in Book 1130, page 13, Register's Office for said County, described as follows:

Beginning on the Southwesterly margin of Woodmont Lane, at the corner of Lots Nos. 10 and 11; thence with the line between said two lots, Southwestwardly 171 feet; thence Westwardly 18.3 feet; thence Northwestwardly 77.2 feet to a point 8 feet Southeast of the corner of Lots Nos. 9 and 10; thence Northeastwardly 147.6 feet, more or less, to the Southwesterly margin of Woodmont Lane at a point 8 feet Northwest of the corner of Lots Nos. 9 and 10; thence with the Southwesterly margin of said Lane, Southeastwardly 108 feet to the beginning.

Being the same property conveyed to Manor Homes, LLC, a limited liability company by Warranty Deed from Hrant Arakelian, a married man and Alexandra Arakelian, a woman, Devisees for the Estate of Dickran J. Arakelian, deceased, and Hrant Arakelian, Trustee of The Arakelian Family Trust of record in Instrument No. 20230911-0071205 Register's Office for Davidson County, Tennessee, dated September 06, 2023 and recorded on September 11, 2023.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1130, Page 13, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3609 Woodmont Lane, Nashville, Tennessee 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 4th DAY OF SEPTEMBER, 2024.

Manor Homes, LLC

BY: _____
Keegan Leuer
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEEGAN LEUER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MANOR HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of September, 2024.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/4/24.

Date

Affiant Signature

9/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of September, 24.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

