THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$285,000.00**. **Affiant** Subscribed and sworn to before me, this **30th day of September, 2024.** **Notary Public** **My commission expires:**

Karen Johnson Davidson County
Batch# 1188422 DEEDWARR
10/01/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20241001-0076088

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ethan Hoffman **104 Shelby Street** **Old Hickory, TN 37138**	Rocket Mortgage 1050 Woodward Ave Detroit, MI 48226-1906	**043-08-0-016.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Margaret L. Manuel, an unmarried woman,** Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Ethan Hoffman, a single man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 21 and the Northeasterly 15 feet of Lot No. 20, on the unrecorded plan of H.A. Youngblood's Subdivision, described according to a map by Cantrell, Connell and Morrison, May, 1954, as follows:

Beginning on the Southeasterly margin of Shelby Street at the corner of Lot No. 22 conveyed to Herman B. Hall and wife, by deed from H.A. Youngblood and wife, of record in Book 2303, Page 252, Register's Office for said County; thence with the Southern boundary line of said Hall property, South 44 degrees 17 minutes East 166 feet; thence South 50 degrees 59 minutes West 93.4 feet; thence Northwesterly 158 feet, more or less, to the Southeasterly margin of Shelby Street; thence with the same, North 45 degrees 43 minutes East 93 feet to the beginning.

Being the same property conveyed to Margaret L. Manuel by Warranty Deed from Joe C. Gammon and Johnnie R. Gammon of record in Instrument No. 200911300109206 Register's Office for Davidson County, Tennessee, dated November 23, 2009 and recorded on November 30, 2009.

Mary Ann Manuel and Margaret L. Manuel being one and the same.

HE-2024-407

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **104 Shelby Street, 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, their heirs 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 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/our hand(s) this **30th day of September, 2024.**

Margaret L. Manuel

Margaret L. Manuel

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of September, 2024, before me personally appeared Margaret L. Manuel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2024.

Jacqueline G Brown

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

HE-2024-407

Certificate of Authenticity

I, Celia Stewart Rouse, 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 9/30/24.

Date

Celia Stewart Rouse

Affiant Signature

9/30/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30th day of September, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY