WARRANTY DEED

Karen Johnson Davidson County
Batch# 1202517 DEEDWARR
11/07/2024 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20241107-0086531

File No. BC-24-443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Nicholas Kristinus and Tally Bishop	New Owner	
(NAME)	(NAME)	
405 Mcadoo Avenue		104-01-0K-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRADEN MANIFOLD AND LINDSAY MANIFOLD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS KRISTINUS, AN UNMARRIED MAN AND TALLY BISHOP, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Parcel of Land located in Davidson County, Tennessee, Being Unit No. A of McAdoo Commons Town Homes , as established under the Master Deed establishing McAdoo Commons Town Homes of record in Instrument Number 20120928-0088600, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "C" to said Master Deed.

Being the same property conveyed to Braden Manifold, unmarried and Lindsay Bennett, unmarried as tenants in common with rights of survivorship by Warranty deed from Max Khazanov, married of record in Instrument No. 2010320-0027531 Register's Office for Davidson County, Tennessee, dated March 15, 2013 and recorded on March 20, 2013.

Being the same property conveyed to Braden Manifold and Lindsay Manifold, husband and wife by Quitclaim deed from Braden Manifold and Lindsay Bennett, n/k/a Lindsay Manifold, husband and wife of record in Instrument No. 20200623-0067122 Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on June 23, 2020 .

This is property more commonly known as 405 Mcadoo Avenue, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 1st day of November, 2024.

Braden Manifold

Lindsay Manifold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2024, before me personally appeared Braden Manifold and Lindsay Manifold, 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 1st day of November, 2024.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 1. 2024.

Affiant Signature

6th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028