WARRANTY DEED

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
40 Burton Hills Blvd , Suite 130
Nashville, TN 37215

T-TAG-24-2815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2024

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

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)
Richard Denning Anderson and Gloria Anderson	New owner	
(NAME)	(NAME)	**117-04-0B-008.00-CO**
2815 Hazelwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **NANCY LEE MANAHAN, TRUSTEE OF THE NANCY LEE MANAHAN LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD DENNING ANDERSON, A MARRIED MAN, AND GLORIA ANDERSON, AN UNMARRIED WOMAN,** 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:

Joint tenants with Rights of Survivorship

A Condominium Apartment in Davidson County, Tennessee, being Unit No 8 of Hazelwood Heath Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of Exhibit A to the Master Deed of record in Book 6406, page 287, respectively. Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Nancy L Manahan as Trustee of Nancy L. Manahan Revocable Living Trust by Quitclaim Deed from Nancy L. Manahan, married of record in Instrument No 20200604-0057378 Register's Office for Davidson County, Tennessee, dated May 13, 2020 and recorded on June 04, 2020 Note The name of the Grantee was erroneously referred to as "Nancy L. Manahan Revocable Living Trust" The correct name is "The Nancy Lee Manahan Living Trust".

This conveyance is subject to.

- Taxes for the year 2025 and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 143, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 6406, Page 323, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of HOA of record in Book 6788, Page 618, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance of record in Book 6631, Page 135, in the Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **2815 Hazelwood Drive, Nashville, Tennessee 37212**

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

Karen Johnson Davidson County
Batch # 1208533 **DEEDWARR**
11/26/2024 11 01 46 AM 3 pgs
Fees $18 00 Taxes $1,535 50

20241126-0092388

Witness my/our hand(s) this the 22nd DAY OF NOVEMBER, 2024

The Nancy Lee Manahan Living Trust

BY. Nancy Lee Manahan

Nancy Lee Manahan
Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY LEE MANAHAN, TRUSTEE of THE NANCY LEE MANAHAN LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of November, 2024.

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

THIS INSTRUMENT PREPARED BY
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215
File #241049191

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
[illegible]

LIMITED POWER OF ATTORNEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that I, **Richard Denning Anderson,** of the County of Davidson, State of Tennessee, have made, constituted and appointed, and by these presents do make, constitute and appoint **Gloria Anderson** to be my true and lawful attorney in my name, and as my act and deed, to sign, execute, deliver and acknowledge contracts, deeds, leases, mortgages, deeds of trust, bonds, notes, receipts, releases, bills of sales, settlement statements and such other instruments in writing of whatever kind and nature as may be necessary and proper in connection with the purchase of property located at 2815 Hazelwood Drive Nashville TN 37212 further described as

A Condominium Apartment in Davidson County, Tennessee, being Unit No 8 of HAZELWOOD HEATH CONDOMINIUMS, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of Exhibit A to the Master Deed of record in Book 6200, Page 134, and in Book 6406, Page 287, respectively Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's undivided interest in the general and limited common elements of the Condominium

I do hereby give and grant to my said attorney full general power and authority to do and perform all and every act and thing necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present

I do hereby ratify and confirm all that my said attorney shall lawfully do or cause to be done by virtue of these presents

It is also my express intention that the rights, powers, and authority of said Attorney in Fact granted herein shall not be revoked, but shall remain in full force and effect, in the event that I subsequently become mentally or physically incapacitated

This Agreement shall be construed in accordance with and governed by the laws of the State of Tennessee, without regard to the principles of conflicts of law

WITNESS my hand this the 20th day of Nov, 2024

Richard Denning Anderson

STATE OF TEXAS)

COUNTY OF Guadalupe

Personally appeared before me, a Notary Public in and for said County and State, the within named Richard Denning Anderson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Schertz (City), TEXAS (State), this 20 day of NOV, 2024

Notary Public

SYLVIA Y. LORE
Notary Public, State of Texas
My Commission expires
May 22, 2027
ID No. 1161191-8

My Commission Expires
May 22, 2027

Expires 12/20/2024