Karen Johnson Davidson County
Batch# 1213855 DEEDWARR
12/10/2024 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,687.20
20241210-0095987

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $456,000.00

Affiant

Subscribed and sworn to before me, this 10th day of December, 2024.

Notary Public
My commission expires: 1/30/27

CHRISTEN T. RAE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Abanoub Mankarious	New Owner	**164130C02200CO**
4137 Tree Haven Pl		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

James C Sutton and Amber C Sutton, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abanoub Mankarious, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 22, Final Plat of Treehaven, Phase 5 (Ashford Trace), of record in Instrument No. 20201204-0141078, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to James C Sutton, unmarried man, and Amber C Gray, unmarried woman, as joint tenants with the right of survivorship, by Special Warranty Deed from SDH Nashville, LLC, a Georgia limited liability company, dated March 21, 2022, of record in Instrument No. 20220412-0042354, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Amber C Gray is now known as and is one and the same person as Amber C Sutton.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 4137 Tree Haven Pl, Antioch, TN 37013.

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.

James C Sutton Date: 12/5/24

Amber C Sutton Date: 12/5/24

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, James C Sutton and Amber C Sutton, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of December, 2024.

NOTARY PUBLIC

My Commission Expires: 4-1926

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, Christen Rabe, 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 **December 5, 2024**.

Date

Christen Rabe

Affiant Signature

12/10/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **December**, 20**24**.

Emily Manno

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025