Karen Johnson Davidson County
Batch# 1218628 DEEDWARR
12/20/2024 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20241220-0099077

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-5996

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of December, 2024

Notary Public

Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wade Brown and Amy Brown 2331 Crocker Springs Road Goodlettsville, TN 37072	New Owner	023-00-0-015.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Peter M. Mancini, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wade Brown and Amy Brown, husband and wife

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 the old 22nd Civil District, now the 10th Civil District of Davidson County, Tennessee, and being a part of a tract as recorded in Book 5086, Page 329, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by John R. Bates, Surveyor, May 13, 1977, as follows:

Beginning at a corner post and steel pin in the westerly margin of Crocker Springs Road, being a corner with the formerly Edwards' property; thence South 87 degrees West 409.0 feet to an iron pin and corner post; thence South 4 degrees West 632.0 feet to an iron pin; thence North 33 degrees 00 minutes West 968.00 feet to a stake (with slope tapes 1015.0 feet); thence with the line between Tracts 4 and 5, North 67 degrees 30 minutes East 758.0 feet to a steel post; thence North 78 degrees 05 minutes East 300.0 feet to a steel post in the margin of Crocker Springs Road; thence with the westerly margin of Crocker Springs Road, South 2 degrees West 513.0 feet to the point of beginning, and containing 11.46 acres, more or less, being tract 5.

Being the same property conveyed to Peter M. Mancini, unmarried by Warranty Deed from Georgena J. Virga, dated August 28, 2014 and recorded September 2, 2014 in Instrument No. 20140902-0079511, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2331 Crocker Springs Road, Goodlettsville, TN 37072

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 so 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.

Dated this the 19th day of December, 2024.

Peter M. Mancini

Peter M. Mancini

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of December, 2024, before me personally appeared Peter M. Mancini, 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 19th day of December, 2024.

Notary Signature
My commission expires: 2/17/27

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 19, 2024

Affiant Signature

12/20/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this December 20, 2024

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY