WARRANTY DEED

Karen Johnson Davidson County
Batch# 1218795 DEEDWARR
12/26/2024 07:52:30 AM 3 pgs
Fees: $18.00 Taxes: $3,181.63
20241226-0099299

File No.: RES-24-5402B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $859,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/7/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mimi O. Manzler and J. Scott Manzler	NEW OWNER	091 070 517.00
(NAME)	(NAME)	
2825 North Pine Grove Avenue Chicago, IL 60657	(same)	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **WILLIAM DAVIS LAMB, III, AND RONALD COLEMAN JONES**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MIMI O. MANZLER (ALSO KNOWN AS MARIAN O. MANZLER) AND J. SCOTT MANZLER, A MARRIED COUPLE**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1307, Block No. 180, Plan 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to William Davis Lamb, III and Ronald Coleman Jones from Gerald Williams and wife, Elouise Williams, by Warranty Deed dated May 21, 2022, recorded May 31, 2022, in Instrument No. 20220531-0062799, in the Register's Office of Davidson County. Tennessee.

Further being part of the same property conveyed to William Davis Lamb, III and Ronald Coleman Jones from William Davis Lamb, III and Ronald Coleman Jones, by Quitclaim Deed for Quitclaim Deed of Consolidation dated November 15, 2022, recorded November 16, 2022, in Instrument No. 20221116-0122144, in the Register's Office of Davidson County, Tennessee.

Subsequently being part of the same property conveyed to William Davis Lamb, Ill and Ronald Coleman Jones from William Davis Lamb, III and Ronald Coleman Jones, by Quitclaim Deed for Separation of Tax Parcels dated November 28, 2023, recorded November 30, 2023, in Instrument No. 20231130-0092290, as corrected by Corrective Quitclaim Deed recorded February 20, 2024, in Instrument No. 20240220-0011152, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 5402-B Michigan Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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.

Witness my/our hand(s) this 20th day of December, 2024.

William Davis Lamb, III

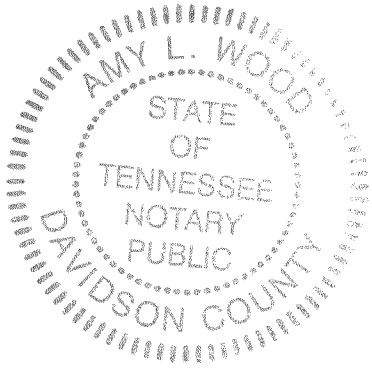
Ronald Coleman Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2024, before me personally appeared William Davis Lamb, III and Ronald Coleman Jones, 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 20th day of December, 2024.

Notary Signature
My commission expires: 7/1/2027



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

True Copy Certification

I, **Pam Autry,** 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 this the 20 day of December, 2024.

Affiant Signature

Date 12/20/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027