This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23847-MC

Karen Johnson Davidson County
Batch# 1244491 DEEDWARR
03/10/2025 09:03:30 AM 4 pgs
Fees: $23.00 Taxes: $601.25
20250310-0017652

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $162,500.00.

Affiant

Subscribed and sworn to before me, this the 4th day of March, 2025.

Notary Public
My Commission Expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David L. Manis 123 Tamaras Way Hendersonville, TN 37075	NEW OWNER	080 03 0 040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Estate of Mildred Mary French**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David L. Manis**, hereinafter called the Grantee(s), his/her/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. 499 on the Plan of SECTION EIGHT, BORDEAUX HILLS, as of record in Plat Book 4175, Page 113, Register's Office for said County.

Said Lot No. 499 fronts 55.0 feet on the Southwesterly margin of Olsen Lane and extends back 126.78 feet on the Northwesterly line and 123.12 feet on the Southeasterly line, to a dead line in the rear on which it measures 55.19 feet.

Being the same property conveyed to Morris T. French and wife, Mildred Mary French, by Warranty Deed from Clarence Sutherland and wife, Susan Sutherland, of record in Book 5931, Page 824, in the Register's Office of Davidson County, Tennessee, dated August 05, 1982 and recorded on August 31, 1982. The said Morris T. French died on May 16, 2020, leaving Mildred Mary French as surviving tenant by the entirety. See Affidavit of Continuous Marriage recorded in Instrument No. 20221021-0114925, Register's Office for Davidson County, Tennessee. Said Mildred Mary French died November 20, 2024, intestate, leaving Maurice French, Melvin French, Shawn Churchwell, William Churchwell, and Shelia Jones Morgan as her heirs at law. See Affidavits of Heirship of record in Instrument No. 20250227-0014768, 20250227-0014769, and 202503100017651 Register's Office for Davidson County, Tennessee. of Deeds.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March, 2025.

GRANTOR:

The Estate of Mildred Mary French

By:_____
Maurice French, Heir of Mildred Mary French

By: Melvin French
Melvin French, Heir of Mildred Mary French

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maurice French and Melvin French of The Estate of Mildred Mary French, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of March, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-8-2028

This is ☒ improved or ☐ unimproved property located at: **3337 Olsen Lane, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2025.

GRANTOR:

The Estate of Mildred Mary French

By: _____
William Churchwell, Heir of Joe French

By: _____
Shawn Churchwell, Heir of Joe French

By: _____
Shelia Morgan Jones, Heir of Joe French

STATE OF TENNESSEE
COUNTY OF Wayne

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Churchwell, Shawn Churchwell, and Shelia Morgan Jones, Heir of Joe Frenches of The Estate of Mildred Mary French, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of March, 2025.

SAMANTHA HAINES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/20/2027
WAYNE COUNTY

_____
Notary Public
My Commission expires: 07/20/2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 4, 25 (date of document).

March 7, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 7, 2025.

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal