Karen Johnson Davidson County
Batch# 1272151 DEEDWARR
05/12/2025 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,894.40
20250512-0037225

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350370**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $512,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2025. Notary Public My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

WARRANTY DEED

Address New Owner: Julie Fisher 4040 Woodlawn Drive, Unit 20 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-16-0H-008.00. CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anne M. Darken, as Trustee of The Anne M. Darken Trust created under the Last Will and Testament of Carmela T. Manfredo dated September 13, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Fisher**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 20, together with the appurtenant interest in the common elements of Stanford Place, a horizontal property regime established by Master Deed of record in Book 10018, page 140, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condo Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to FRANCIS J. MANFREDO and spouse, CARMELA T. MANFREDO, by deed from VINCENT L. PARRISH and spouse, JANE B. PARRISH, of record in Instrument No. 20030711-0096387, dated July 10, 2003, said Register's Office.

FRANCIS J. MANFREDO, died on or about June 7, 2015, leaving CARMELA T. MANFREDO as the surviving tenant.

CARMELA T. MANFREDO, died on or about March 22, 2018. Her Last Will & Testament was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 18P958. Said Will directed the subject property to be administered as part of the Estate, subject to the control of the Executrix, ANNE M. DARKEN.

ANNE M. DARKEN AS EXECUTRIX OF THE ESTATE OF CARMELA T. MANFREDO, conveyed to ANNE M. DARKEN, AS TRUSTEE OF THE ANNE M. DARKEN TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF CARMELA T. MANFREDO DATED SEPTEMBER 13, 2013, by Executor's Quitclaim Deed of record in Instrument No. 20190509-0043696, dated May 9, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 103-16-0H-008.00. CO.

By-Laws contained in instrument of record in Book 10058, page 623 and Instrument No. 20111107-0086922, said Register's Office.

This is improved property located at 4040 Woodlawn Drive, Unit 20 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of May, 2025.

The Anne M. Darken Trust created under the Last Will and Testament of Carmela T. Manfredo dated September 13, 2013

By: Anne M. Darken, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne M. Darken, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Anne M. Darken Trust created under the Last Will and Testament of Carmela T. Manfredo dated September 13, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of May, 2025.

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 May 12, 2025.

Affiant Signature

May 12, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of May, 2025.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27