This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

Karen Johnson Davidson County
Batch # 1276250 DEEDWARR
05/22/2025 08 59 25 AM 2 pgs
Fees $13 00 Taxes $925 00
20250522-0040247

ADDRESS NEW OWNER:
Amy Mankin et vir
227 Rayon Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Old National Bank
PO Box 3789
Evansville, IN 47736-3789

MAP	**44**
GROUP	**9**
PARCEL	**14.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Neil McDonald and Brandy Adkins, husband and wife,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Amy Mankin and David Lonnie Mankin, wife and husband**, 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. 251 as shown on the Map of Rayon city, not of record (erroneously referenced in prior conveyances as of record in Book 843, page 13), being more particularly described according to a survey made by John Wilkes, Civil Engineer, July 30, 1926, as follows:

Said Lot No. 251 fronts on the southerly side of Rayon Drive and runs back 96.9 feet on the easterly line and 82.4 feet on the westerly line to a dead line measuring 52.5 feet thereon.

Together with Agreement for Easements regarding as lines and sewer service of record in Book 10145, page 661, Register's Office for Davidson County, Tennessee.

Together with Easement for Addition to Structure regarding appurtenant easement/encroachment of record in Book 10622, page 265, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Neil McDonald and Brandy Adkins by Warranty Deed dated February 27, 2015, from Margaret C. Russo and Casper J. Russo by Donald Russo as Attorney-in-Fact, of record in Instrument #20150304-0018713, Register's Office for Davidson County, Tennessee. See Record Book 4044, page 586, Register's Office for *Sumner* County for Durable General Power of Attorney for Casper J. Russo to Donald Russo, and Record Book 4044, page 582, Register's Office for *Sumner* County for Durable General Power of Attorney for Margaret C. Russo. See Affidavits of Heirship in Furtherance of Title being recorded simultaneously herewith in Instrument #20250522-0040245 and in Instrument #20250522-0040246, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is **improved** property known as **227 Rayon Drive, Old Hickory, Tennessee 37138.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 OUR HANDS, this the **19th** day of **May, 2025.**

Neil McDonald

Brandy Adkins

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Neil McDonald and Brandy Adkins,** the bargainors, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of May, 2025.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 12/18/2027

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of May, 2025.

NOTARY PUBLIC

My Commission Expires: March 3, 2026

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. 25048008