Karen Johnson
Batch # 1281375
06/04/2025 09.41.09 AM
Fees $13 00 Taxes $17,390 00

Davidson County
DEEDWARR
2 pgs

20250604-0043817

WARRANTY DEED

R&R to:

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

File No EM-25-9945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,700,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2025

Notary Public

MY COMMISSION EXPIRES 3-25-2029
(AFFIX SEAL)

APRIL N BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Matthew Hamilton Sellers, Trustee of The Matthew H Sellers Revocable Trust dated November 30, 2021	NEW OWNER	
(NAME)	(NAME)	116-16-0-018 00
4027 Dorcas Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Alexandra Elaine Manno and Kevin Matthew Manno, Co-Trustees of 4027 Dorcas Court Trust dated November 3, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Hamilton Sellers, Trustee of The Matthew H Sellers Revocable Trust dated November 30, 2021**, HEREINAFTER CALLED THE GRANTEE, 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. 7 on the Plan of Evergreen Heights, Part Two of record in Plat Book 1835, Page 19, amended in Instrument No. 20151230-0130998 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexandra Elaine Manno and Kevin Matthew Manno, wife and husband by Warranty Deed from Cadence Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211013-0137731 Register's Office for Davidson County, Tennessee, dated October 08, 2021 and recorded on October 13, 2021.

Being the same property conveyed to 4027 Dorcas Court Trust by Quitclaim Deed from Alexandria Elaine Manno and Kevin Matthew Manno, wife and husband of record in Instrument No. 20220103-0000600 Register's Office for Davidson County, Tennessee, dated November 23, 2021 and recorded on January 03, 2022.

This is property more commonly known as 4027 Dorcas Court, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 this 2nd day of June, 2025

4027 Dorcas Court Trust dated November 3, 2021

By: _____
Alexandra Elaine Manno, Co-Trustee

By: _____
Kevin Matthew Manno, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2025, before me personally appeared Alexandra Elaine Manno and Kevin Matthew Manno, Co-Trustees of 4027 Dorcas Court Trust dated November 3, 2021, 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 and office, this 2nd day of June, 2025.

_____
Notary Signature
My commission expires

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025