Karen Johnson Davidson County
Batch# 1295615 DEEDWARR
07/10/2025 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20250710-0054182

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $435,000.00.

Affiant

Subscribed and sworn before me this the 8th day of July, 2025.

Notary Public
My commission expires: 11.25.28

DONNA L SAVAGE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jonathan Robert Murray and Christopher Scott Murray 5000 Brewer Ct. Nashville, TN 37211	New Owner	161-03-0 015.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JANICE P. MANKIN, UNMARRIED, AND LONNIE ALLEN MANKIN, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JONATHAN ROBERT MURRAY, AN UNMARRIED MAN, AND CHRISTOPHER SCOTT MURRAY, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Wilkerson Heights, as of record in Book 2900, page 63, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Janice P. Mankin and Lonnie Allen Mankin, wife and husband, by deed dated 07/20/2004, from James W. Fuller, Jr., and James W. Fuller, Sr., of record in Instrument No. 20040721-0087563, Register's Office for said County. The said Janice P. Mankin and Lonnie Allen Mankin having since divorced. See Divorce decree of record in Docket No. 24-CV-63 in the Circuit Court for Lincoln County, Tennessee.
Conservatorship of record in Case No. CO-258 in the Chancery Court for Lincoln County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5000 Brewer Ct., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of July, 2025.

Janice P. Mankin
Janice P. Mankin

Lonnie Allen Mankin by Jennifer Pagel, Conservator
Lonnie Allen Mankin by Jennifer Pagel
Conservator

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janice P. Mankin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2025.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

On this 8th day of July, 2025, before me, the undersigned Notary Public in and for said County and State, personally appeared Jennifer Pagel with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lonnie Allen Mankin, by Conservatorship dated September 3rd, 2024, and of record record in Case No. CO-258 in the Chancery Court for Lincoln County, and who acknowledged that she executed the same as the free act and deed of Lonnie Allen Mankin.

Witness my hand and official seal this 8th day of July, 2025.

My Commission Expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/8/2025.

Date

Affiant Signature

7/8/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of July, 2025.

Notary's Signature

My Commission Expires: January 31st, 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON