Karen Johnson Davidson County
Batch# 1330914 DEEDWARR
10/06/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20251006-0079684

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 Davidson

Actual consideration or value, whichever is greater is $365,000.00.

Affiant

Subscribed and sworn before me this the 7th day of October, 2025.

Notary Public
My commission expires:

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Jennifer Vinciguerra<br>2528 Oak Forest Dr.<br>Antioch, TN 37013 | NEW OWNER | 149-02-0 103.00 |

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, **MICHAEL N. MANN AND SOKUNTHEA H. MANN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JENNIFER VINCIGUERRA AND TODD VINCIGUERRA, A MARRIED COUPLE**, 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. 92, as shown on the map entitled Oakwood Subdivision Phase Two, Section One, of record in Plat Book 7900, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael N. Mann and Sokunthea H. Mann, by deed dated 01/28/2014, from Alan J. Morrison and wife, Lois C. G. Morrison, of record in Instrument No. 20140212-0012392, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2528 Oak Forest Dr., Antioch, TN 37013.

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.

MM
SM

Witness my hand this the 7th day of October, 2025.

Michael N. Mann

Sokunthea H. Mann

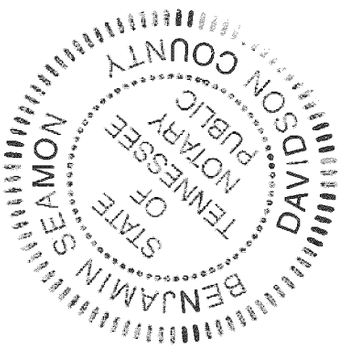
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael N. Mann and Sokunthea H. Mann, 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 7th day of October, 2025.

My commission expires: 9-7-26

Notary Public



# True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 10.6.25 (date of document).

Affiant Signature

10.6.25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 6th day of October, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY