WARRANTY DEED

Karen Johnson
Batch # 1364951
01/05/2026 09:32:33 AM
Fees: $13.00 Taxes: $740.00

Davidson County
DEEDWARR
2 pgs

20260105-0000104

RICK G. MANSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Janessa Gonzalez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/19/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janessa Gonzalez	SWBC Mortgage Corp	Tax Map - Parcel 149-09-0-104.00
(NAME) 216 Manatee Ct.	(NAME) 9311 San Pedro Ave Ste 100	2nd Civil District
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, from **JIM NORMAN, TRUSTEE OF THE RUSSELL NEIL JORDAN AND UNA N. JORDAN REVOCABLE LIVING TRUST DATED MARCH 16, 2010,** hereinafter called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto **JANESSA GONZALEZ, UNMARRIED WOMAN** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 37 on the Plat of Barclay Square, Section 1, of record in Book 4460, page 141, Register's Office for said Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Russell Neil Jordan and Una N. Jordan Revocable Living Trust, dated March 16, 2010, by deed dated March 16, 2010 from Una N. Jordan as shown of record in INstrument #20100317-020057, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters as shown of record on Plat Book 4460, page 141, Davidson County Register of Deeds Office. This conveyance is subject to an certificate of trust as shown of record in Instrument #201003170020056, Davidson County Register of Deeds Office. This conveyance is subject to restrictive covenants as shown of record in Book 4665, page 648, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any any all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 216 Manatee Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this the 2ND day of January, 2026.

THE RUSSELL NEIL JORDAN AND UNA N JORDAN
REVOCABLE LIVING TRUST, DATED MARCH 16, 2010

Jim Norman
Trustee

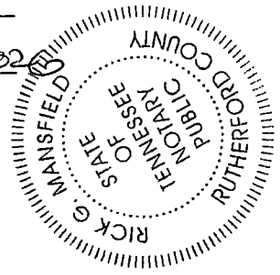
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jim Norman with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee respectively of the The Russell Neil Jordan and Una N Jordan Revocable Living Trust, dated March 16, 2010 the within named bargainor, and corporation, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Jim Norman as such Trustee.

Witness my hand and official seal at Office this 2nd day of January, 2026.

Notary Public
My Commission expires: 12/14/2028



File No.: 17785