Karen Johnson Davidson County
Batch# 1443388 DEEDWARR
07/08/2026 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20260708-0061745

ADDRESS NEW OWNER: Richard Manning
Conne Manning
95 Victoria Park
Nashville, TN 37205

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 104140G05600CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Constance A. Smith and Christopher S. Moore, wife and husband** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Richard Manning and Conne Manning, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Revised Final Plan of Whitworth, of record in Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Constance Ann Smith, an unmarried woman, from the Amended and Restated Marshall Lee Smith Trust Agreement dated July 28, 2015, Cumberland Trust and Investment Company, Trustee, by Special Warranty Deed recorded on April 4, 2018, in Instrument No. 20180404-0031604, in the Register's Office for Davidson County, Tennessee.

Christopher S. Moore will join in the Deed to convey any marital rights he may have therein.

This is property with a common address of 95 Victoria Park, Nashville, TN 37205.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 7900, Pages 47-51 and in Plat Book 7900, Pages 140-144, Register's Office for Davidson County, Tennessee.(3) Declaration of Protective Covenants, Conditions and Restrictions and By Laws of Whitworth in Book 8026, Page 305, as Amended in Book 8047, Page 243, and in Book 8282, Page 45, and in Book 8830, Page 249, and Page 270, and in Book 9144, Page 153, and in Book 9778, Page 27, and in Book 10503, Page 139, with the By Laws Amended in Instrument No. 20020812-0097386; with a First Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions of Whitworth in Instrument No. 20100615-0046543, as Amended in Instrument No. 20170720-0073719 and Instrument No. 20260115-0003721, said Register's Office.(4) Quitclaim Deed to Whitworth HOA in Book 8830, Page 270 and Book 9778, Page 29 and Page 32, said Register's Office.(5) Charter of Whitworth HOA in Book 8090, Page 691 and in Book 8283, Page 523, said Register's Office.(6) Easement for Water Mains and Appurtenances Conveyed to the Metro Government in Book 7868, Page 959, said Register's Office.(7) Easement for Sewer Mains in Book 3467, Page 194 and Page 204, and in Book 3505, Page 338, and in Book 3573, Page 442, and Book 4191, Page 631, said Register's Office.(8) Easement Conveyed Metro Govt for Water and Sewer Services n Book 8486, Page 311 and Page 315, said Register's Office.(9) Grant of Easements in Book 4177, Page 148, said Register's Office.(10) Easement of record in Book 11012, Page 608, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of June 2026.

Constance A. Smith

Constance A. Smith

Christopher S. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Constance A. Smith and Christopher S. Moore, wife and husband** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 30th day of June 2026.

Notary Public
My Commission Expires: 5-8-2028

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $1,450,000.00.

1,450,000.00

Affiant

Subscribed and sworn before me this 30th day of June 2026.

Notary Public
My Commission Expires: _____

JULIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY
MY COMMISSION EXPIRES 02/02/30

File No. 2606-058

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **Jared M Hood,** do hereby make oath that I am 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 June 30, 2026.

July 8, 2026
Date

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 8th day of July, 2026.

Notary Signature
My Commission Expires: 01/31/2027

