THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9736-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2026 Notary Public MY COMMISSION EXPIRES: 5/12/2 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1448917 DEEDWARR
07/17/2026 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260717-0065020

MERISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Antonio Di Cristo	Texana Bank, N.A.	
5137 Fredericksburg Way	3620 Richmond Road	171-03-0A-018.00-CO
Brentwood, TN 37027	Texarkana, TX 75503	
(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, **William Gary Manning, Executor of The Estate of Reba Ann Carter Manning, Deceased**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonio Di Cristo, a married man**

HEREINAFTER CALLED THE GRANTEES, 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. 120 on the Plan of Section 1B, Fredericksburg, of record in Book 7900, page 509 as amended in Book 7900, page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Reba C. Manning by Warranty Deed from Patricia Ledford of record in Book 10545, Page 639, Register's Office for Davidson County, Tennessee, dated July 28, 1997 and recorded on July 29, 1997.

Reba C. Manning, also known as Reba Ann Carter Manning, died testate on April 26, 2026, leaving a Last Will and Testament which has been admitted to probate under Docket No. 26P850 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Pursuant to said Last Will and Testament, William Gary Manning, as Executor of the Estate, is vested with full power and authority to sell, transfer, and convey the real property described herein.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **5137 Fredericksburg Way, Brentwood, TN 37027**

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 our hands this the 15 day of July, 2026.

The Estate of Reba Ann Carter Manning

By: William Gary Manning Executor
William Gary Manning
Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Gary Manning,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of July, 2026.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7/15/26 .

Affiant Signature 7/15/26 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of July, 2026.

Notary Signature

My Commission Expires: 5/12/30

