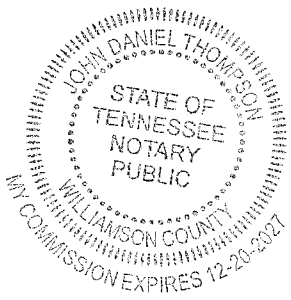
Karen Johnson Davidson County
Batch# 1474967 DEEDWARR
09/18/2026 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20260918-0087153

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/20/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-1184

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
The Mannarino and Robertson Revocable Trust dated August 19, 2026	The Mannarino and Robertson Revocable Trust dated August 19, 2026	084-05-0B-052.00-CO
(NAME)	(NAME)	
3404 Shelby Bottoms Bend	522 W End Ave, Apt 2A	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	New York NY 10024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifteen Thousand And No/100 Dollars ($515,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOANNA BAYER, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE MANNARINO AND ROBERTSON REVOCABLE TRUST DATED AUGUST 19, 2026,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 Unit No. 52 on the Plan of East Greenway Park, A Planned Unit Development (Horizontal Property Regime with Private Elements), attached as Exhibit "B" to the Amendment to Declaration of Protective Covenants, Conditions and Restrictions for East Greenway Park, a Townhouse Planned Unit Development, of record in Instrument No. 20161020-0110945, which amends

the original declaration of record Instrument No. 20160707-0069540, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joanna Bayer, an unmarried woman by Warranty Deed from East Greenway Park, LLC, a Tennessee limited liability company of record in Instrument No. 20190402-0029850, Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 02, 2019.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.
Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 3404 Shelby Bottoms Bend, Nashville, TN 37206
(House No.) (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 successors 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 successors 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 18th day of September, 2026.

Joanna Bayer

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joanna Bayer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of September, 2026.

Notary Public
My commission expires: 3-13-27

AMELIA SWANSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

S

Tennessee Certification of Electronic Document

I, Tricia Hurtt, 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 9/18/26 (date of the document).

Tricia Hurtt

Affiant Signature

9/18/26

Date

State of Tennessee

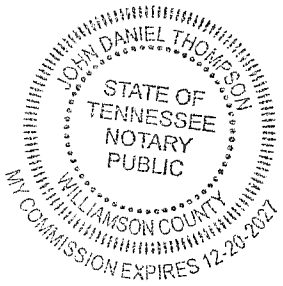
County of Williamson

Sworn to and subscribed before me this 18 day of September, 2026.

Daniel Thompson

Notary Public

My Commission Expires: 12/20/2027



NOTARY'S SEAL