Karen Johnson Davidson County
Batch# 913788 DEEDWARR
09/07/2022 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $5,180.00
20220907-0100463

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37276-07-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Affiant Subscribed and sworn to before me this 6th day of September, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: JJA Properties, LLC 3 E. Shore Drive The Woodlands, TX 77380	**Send Tax Bills To:** JJA Properties, LLC 3 E. Shore Drive The Woodlands, TX 77380	**Tax Information:** Map and Parcel No.: 093054B00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Mansfield and spouse, Beverly Darnall Mansfield**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JJA Properties, LLC, a Louisiana limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 180 9th Avenue North, #301, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of September, 2022.

Stephen Mansfield

Beverly Darnall Mansfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 6th day of September, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 301, together with the appurtenant interest in the common elements of The Westview Condominiums a horizontal property regime established by Master Deed of record in Instrument No. 20050121-0008174 as amended and restated in Instrument No. 20070713-0083555, as corrected in Instrument No. 20080314-0026138, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit D to the aforementioned amended and restated Master Deed.

Being the same property conveyed to Stephen Mansfield by deed dated August 5, 2005 from McClaren & Associates, LLC of record in Instrument No. 20050811-0095125, Register's office for Davidson County, Tennessee. Being further conveyed to Stephen Mansfield by Quitclaim Deed dated March 2, 2011 from Helen E. Walker and husband, Clarence Leo Waters of record in Instrument No. 20110408-0027249, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 19, 2017 of record in Instrument No. 20170201-0010741, Register's Office for Davidson County, Tennessee, Stephen Mansfield, married, joined by his spouse Beverly Darnall Mansfield conveyed subject property to Stephen Mansfield and Beverly Darnall Mansfield, married to each other.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Westview Condominiums, of record in Instrument No. 20050121-0008174 as amended and restated in Instrument No. 20070713-0083555, as corrected in Instrument No. 20080314-0026138, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. PCS Site Agreement last dated July 1996, between Sprint Spectrum, L.P., a Delaware limited partnership, and Alvin S. Ghertner, Lease No. NA03XC070A, for Site Address 179 (9th) and 8th Avenue North, Nashville, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 9/6/22

GEORGE E. MUDTER, JR.
Dated 9/6/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 9/6/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

