WARRANTY DEED

File #2023090785

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH day of October, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1064513 DEEDWARR
10/24/2023 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $684.50
20231024-0083340

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
5 POINTS Properties, LLC ~~5 Points, LLC~~	~~CASH~~	143-03-0B-007.00-CO
(NAME)	(NAME)	
6845 Falls Ridge Lane	New Owner	
(ADDRESS)	(ADDRESS)	
College Grove, TN 37046		
(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, I/WE, **The Estate of Jack Ronald Mansfield, joined by Jay Mansfield, Mark Mansfield and Wesley Mansfield, heirs at law of Jack Ronald Mansfield,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **5 Points Properties, LLC,** 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, described as follows, to-wit:

Unit F-10 of Southern Hills Condominium created under Title 66, Chapter 27, Section 101 , et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Jack Ronald Mansfield by Quitclaim deed from Ina Lee Mansfield of record in Instrument No. 20100603-0042853 Register's Office for Davidson County, Tennessee, dated May 20, 2010 and recorded on June 03, 2010. The said Jack Ronald Mansfield. having since died on 4/10/2023, vesting Jay Mansfield, Mark Mansfield, and Wesley Mansfield, as his heirs at law.

This conveyance is subject to: The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Southern Hills Condominium of record in Book 6594, Page 502, as amended in Book 7044, Page 209 and Instrument No. 20010924-0103170, and Appointment of Successor Trustee recorded in Instrument No. 20170403-0032217, Register's Office for Davidson County, Tennessee.; Charter of Southern Hills Condominium Association, Inc. of record in Book 6594, Page 563, in the Register's Office for Davidson County, Tennessee.; By-Laws of Southern Hills Condominium Association, Inc. of record in Book 6594, Page 547, in the Register's Office for Davidson County, Tennessee.; Sewer easement conveyed to the First Suburban Water Utility District of Davidson County, Tennessee of record in Book 4435, Page 29, in the Register's Office for Davidson County, Tennessee.; Easement of record in Book 6695, Page 22, in the Register's Office for Davidson County, Tennessee.; HOA Charter of record in Book 6576, Page 69, in the Register's Office for Davidson County, Tennessee.; Deed of Conveyance of record in Book 11201, Page 741, in the Register's Office for Davidson County, Tennessee.; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.; Subject to rights of others in and to the common areas and/or elements

uimproved ☐
This is improved × property, known as **370 Wallace Road, Nashville,TN,37211**

(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 our hands this 19th day of October, 2023.

Estate of Jack Ronald Mansfield

BY: Jay Mansfield as Executor of the Estate of Jack Ronald Mansfield

Jay Mansfield, Executor

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Jay Mansfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor, of the Estate of Jack Ronald Mansfield, the within named bargainor, and that he as such Executor, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Jay Mansfield by himself as Executor.

Witness my hand at office this 19th day of October, 2023.

Commission expires:

Notary Public

BY: Jay Mansfield heir at law

Jay Mansfield, heir at law

6/22/26

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Jay Mansfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 19th day of October, 2023.

Commission expires:

Notary Public

BY: Mark Mansfield, heir at law

Mark Mansfield, heir at law

6/22/26

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Mark Mansfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 19th day of October, 2023.

Commission expires:

Notary Public

6/22/26

~~RETURN RECORDED DOCUMENTS TO~~:

~~Biltmore Title, LLC~~
~~2909 Old Fort Parkway~~ Suite 106
~~Murfreesboro TN 37~~128

202310240083340

Witness our hands this 6 day of October, 2023.

Estate of Jack Ronald Mansfield

BY: _____

Wesley Mansfield, heir at law

STATE OF MI

COUNTY OF Lenawee

Before me, the undersigned Notary Public, personally appeared Wesley Mansfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 6 day of October, 2023.

Commission expires:

Stephanie Hankamp
Notary Public

STEPHANIE HANKAMP
NOTARY PUBLIC - MICHIGAN
WASHTENAW COUNTY
ACTING IN THE COUNTY OF Lenawee
MY COMMISSION EXPIRES June 5, 2028

~~RETURN RECORDED DOCUMENTS TO:~~

~~Biltmore Title, LLC~~
~~2909 Old Fort Parkway Suite 106~~
~~Murfreesboro TN 37128~~

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, DEBORAH DEVINE, 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 OCTOBER 6, 2023.

Affiant Signature

10-24-23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this

24 day of OCTOBER, 2023.

Notary's Signature

My Commission Expires: 10/10/26
Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires