Karen Johnson
Batch # 1184758
09/23/2024 10:46:58 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20240923-0073508

This Document Prepared By:
LAURA CRAWFORD
Attorney at Law
Laura Crawford Law
307 E. Chapman Ave
Orange, California 92866
(714) 728-9377

After Recording, Return and Mail Tax Statements To:

Robert D. Mansfield and Julie K. Mansfield, as co-Trustees
1574 E. Ocean Blvd.
Newport Beach, CA 92661

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, JULIE KATHERINE MANSFIELD and ROBERT DEAN MANSFIELD, husband and wife, the GRANTORS,

Whose mailing address is 1574 E. Ocean Blvd., Newport Beach, CA 92661;
hereby convey and quitclaim to

ROBERT D. MANSFIELD and JULIE K. MANSFIELD, as co-Trustees of THE MANSFIELD FAMILY TRUST, U/A dated February 27, 2019, the GRANTEE,

Whose mailing address is 1574 E. Ocean Blvd., Newport Beach, CA 92661;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of **Tennessee**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 4332 Cambridge Drive, Antioch, TN 37013.

Assessor's Parcel Number: 151-09-0A-170.00-CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this _____ day of May, 2024.

Julie Katherine Mansfield
JULIE KATHERINE MANSFIELD

ROBERT DEAN MANSFIELD

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, JULIE KATHERINE MANSFIELD and ROBERT DEAN 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 _____ day of May, 2024.

Please See Attached
NOTARY PUBLIC

My commission expires: November 3rd, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Julie Katherine Marshall Affiant
Subscribed and sworn before me this the
23 Day of September, 2024.
J. Rivera, Deputy Register

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE }

On SEPTEMBER 20TH, 2024 before me, CHAVON KANE, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared JULIE KATHERINE MANSFIELD AND ROBERT DEAN MANSFIELD
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CHAVON KANE
Notary Public - California
Orange County
Commission # 2381469
My Comm. Expires Nov 3, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Chavon Kane
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: QUITCLAIM DEED
Document Date: _____ Number of Pages: 4
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☑ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan Final Plat, Phase 2, Section 1, Long Hunter Chase Subdivision, of record in Plat Book 7900, Page 763 and 764, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Marcia Bunch, an unmarried woman, by Warranty Deed from Diane E. Defoe and husband, Roger W. Defoe of record in instrument No. 20120209-0011591, Register's Office for Davison County, Tennessee, dated February 6, 2012 and recorded on February 9, 2012, AND Being the same property conveyed to Marcia Bunch Savage and Darron Savage, married, by Quitclaim Deed from Marcia Bunch, unmarried at the time of conveyance, now known as Marcia Bunch Savage, of record in Instrument No. 20150601-0050650, Register's Office for Davidson County, Tennessee, dated May 12, 2015 and recorded on June 1, 2015, AND Being the same property conveyed to Julie Katherine Mansfield and Robert Dean Mansfield, married, by Warranty Deed from Marcia Bunch Savage and Darron Savage wife and husband, of record in Instrument No. 20221219-0130726, Register's Office for Davidson County, Tennessee, dated December 15, 2022 and recorded on December 19, 2022.

This conveyance is subject to:

- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Pages 763 and 764, as corrected by Surveyor's Certificate of Correction of record in Book 9473, Page 43 and Book 9813, Page 167 Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9430, Page 251, amended in Book 9534, page 938, Register's Office for Davidson County, Tennessee.
- Transmission Line Right of Way of record in Book 2338, Page 466, in the Register's Office for Davidson County, Tennessee.
- Declaration of Taking of record in Book 4446, Page 423, in the Register's Office for Davidson County, Tennessee.
- Judgment in favor of the State of Tennessee of record in Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20040908-0108434 and Instrument No. 20020718-0086411, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20000906-0088271 and Instrument No. 20000906-0088272, in the Register's Office for Davidson County, Tennessee.
- Drainage Ditch Agreement of record in Book 4717, Page 515, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 8197 Page 288 and Book 8358, page 91, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 9988, Page 793 and Book 9988, page 821, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 9588, Page 930, in the Register's Office for Davidson County, Tennessee.
- Right of Way granted Tennessee Telephone Company of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee.
- Right of Way of record in Book 1101, Page 457, in the Register's Office for Davidson County, Tennessee.

- Deed of Conveyance of record in Book 4584, Page 201, in the Register's Office for Davidson County, Tennessee.
- Charter of Long Hunter Chase Homeowner's Association of record in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee.
- Certificate of Resolution for JCH Development Company, Inc. of record in Book 9432, Page 789, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 2336, Page 532, Book 4428, Page 568, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common area to Long Hunter Chase Homeowners Association of record in Book 9432, Page 792, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is the improved property known as **4332 Cambridge Drive, Antioch, TN 37013-1131.**

TAX PARCEL NUMBER: 151-09-0A-170.00-CO