Prepared By
Record and Return To
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241149425

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $389,900.00

Affiant

Subscribed and sworn to before me, this 6th day of December, 2024

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch # 1213365 DEEDWARR
12/09/2024 10 23 34 AM 2 pgs
Fees $13 00 Taxes $1,442 63
20241209-0095266

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-13-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory Mansfield and Lisa Mansfield 5025 Hillsboro Pike, Unit 16D Nashville TN 37215	New Owner	Tax Parcel ID No 131-01-0D-132.00 CO

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, **Dorothy Kaminski, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory Mansfield and Lisa Mansfield, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 132, also known as Apartment No. 16D, on the Plan of Georgetown Apartments Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association , a horizontal property regime established by Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 and in Book 6079, page 516, Register's Office

Being the same property conveyed to DOROTHY KAMINSKI, by deed from WILLIAM A. PERRY AND WIFE, IRMA O. PERRY, of record in Instrument No. 20191028-0110277, dated October 28, 2019, said Register's Office.

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 record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 131-01-0D-132.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 4, said Register's Office.

Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133, and in Book 6079, page 516, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, page 575, said Register's Office.

Easement(s) of record in Book 7873, page 859, said Register's Office.

This is improved property located at 5025 Hillsboro Pike, Unit 16D Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 6th day of December, 2024

Dorothy Kaminski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 6th day of December, 2024

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____