Prepared by
Record and Return To
Chapman and 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. 250250045

Karen Johnson Davidson County
Batch # 1248026 DEEDWARR
03/19/2025 11 44 33 AM 2 pgs
Fees $13 00 Taxes $980 50
20250319-0019701

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $265,000 00.

Affiant

Subscribed and sworn to before me, this 14th day of March, 2025.

Notary Public
My Commission Expires.

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ethan and Kay Ware 545 Alexander Circle Columbia, South Carolina 29206	New Owner	Tax Parcel ID No. 131 01 0D 213.00

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, **Gregory Mansfield and Lisa Powell Mansfield, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Ethan R. Ware and Kay F. Ware, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 213, also known as 23Q of GEORGETOWN APARTMENTS, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for said County and being further established by the Master Deed of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516 and Appointment of Successor Trustee recorded in Book 10225, Page 413 and Instrument No. 20120823-0076049, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Gregory Mansfield and Lisa Powell Mansfield, husband and wife, by Warranty Deed from Warren Carter, an unmarried man, and Rhonda Carter, a married woman, of record in Instrument No 20220811-0091472, in the Register's Office of Davidson County, Tennessee, dated August 11, 2022 and recorded on August 11, 2022.

This Conveyance is subject to the matters set forth below.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 HILLSBORO HOMEOWNERS' ASSOCIATION Condominium of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516 and Appointment of Successor Trustee recorded in Book 10225, Page 413 and Instrument No. 20120823-0076049; also subject to easements, rights and interests 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 building thereon.

Easement for Electric Power, recorded in Book 7873, Page 859, Register's Office for Davidson County, Tennessee.

Easement for Broadband Communications, recorded in Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558, Register's Office for Davidson County, Tennessee.

Charter for 5025 Hillsboro Homeowners' Association recorded as Book 5233, Page 459, Register's Office for Davidson County, Tennessee.

Resolution of the Board of Directors for the 5025 Hillsboro Homeowner's Association recorded in Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee.

This is improved property located at 5025 Hillsboro Pike #23Q Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 14th day of March, 2025

Gregory Mansfield

Lisa Powell Mansfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory Mansfield and Lisa Powell 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 14th day of March, 2025

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 06-09-2026