This Instrument Prepared By:
Baxter Estate Law, LLC
PMB 119
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Franklin, TN 37069
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After recording, return to preparer

Karen Johnson Davidson County
Batch # 1263373 DEEDWARRSP
04/23/2025 10 25 44 AM 2 pgs
Fees $12 00 Taxes $0 00
20250423-0031106

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Julie C Mandeville, Trustee, of the Julie C Mandeville Living Trust UTD March 21, 2025, and any amendments thereto 5320 Missionary Way, Brentwood TN 37027	New Owner	181 10 OE 001.00

[Note This transfer is exempt from transfer tax pursuant to T.C.A. § 67-4-409 (a)(1)(C)(vi). Accordingly, pursuant to T.C.A. § 67-4-409 (a)(1)(E), no oath of value shall be required.]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.

Julie C Mandeville
Affiant, JULIE MANDEVILLE

Sworn to and subscribed before me
this 21st day of March, 2025.

Laura Barfield
Notary Public
My Commission Expires. 6-14-26

LAURA BARFIELD BAXTER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-14-2026

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JULIE C. MANDEVILLE,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto, **JULIE C. MANDEVILLE, Trustee, of the JULIE C. MANDEVILLE Living Trust UTD March 21, 2025, and any amendments thereto,** hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on Plat of Phase One, Section One, High Point, of record as Instrument No. 20101216-0100068, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Julie C. Mandeville, a single person, by Warranty Deed dated June 13, 2023, from Michele E. Riley; 20230616-0046292 (Batch # 1016162) in the Davidson County Register of Deeds Office.

THIS CONVEYANCE IS MADE SUBJECT TO such limitations, restrictions and encumbrances as may affect the premises.

This is improved property located at 5320 Missionary Way Brentwood, TN 37027.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

WITNESS my hand this 21st day of March, 2025.

GRANTOR:

Julie C Mandeville

JULIE C. MANDEVILLE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

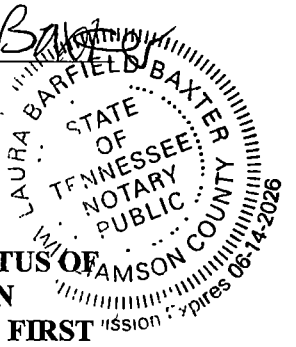
Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared JULIE C. MANDEVILLE, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 21st day of March, 2025.

Dawn Barfield Baxter

Notary Public

My Commission Expires: 6/14/26



THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR WARRANTY AS TO THE ACCURACY OF THE DESCRIPTION OR TO THE STATUS OF TITLE TO THE ABOVE REFERNCED PROPERTY. THIS DOCUMENT HAS BEEN PREPARED FROM INFORMATION PROVIDED TO THE PREPARER WITHOUT FIRST CONDUCTING A TITLE EXAMINATION.