Record and Return To
Chapman and Rosenthal Title, Inc
7 Burton Hills Blvd , Suite 130
Nashville, TN 37215

2025-1672-TN

WARRANTY DEED

Karen Johnson
Batch # 1313908
08/25/2025 10 32 08 AM
Fees $13 00 Taxes $1,415 25

20250825-0067678

Davidson County
DEEDWARR
2 pgs

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$382,500.00.**

Affiant

Subscribed and sworn to before me this 22 day of August, 2025

Notary Public
My Commission expires _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBER
Ian Harold Mansfield	New Owner	043-06-0-251
505 Singer Dr		
Madison, TN 37115		

WITNESSETH That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Luis Alonso Duran, a married man, and Wanda Williams, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ian Harrold Mansfield and Julia Mansfield, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee

Land in Davidson County, Tennessee being Lot 176 on the Plan of Madison Park, Section6, as of record in Plan Book 4300, page 58, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wanda Williams, an unmarries woman Luis Alonso Duran, a married man by Warranty Deed from John R. Gaib, an unmarried man dated March 18, 2025 and recorded March 20, 2025 at Instrument Number 20250320-0020795 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **Subject to the Covenant, Condition, or Restriction, recorded in Book 4431, Page 591 in the official records of the Davidson County Register of Deeds.**

This is improved property known as. **505 Singer Drive, Nashville, TN 37115.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate, that they have a good right to sell and convey the same, that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons

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 22nd day of August, 2025.

Luis Alonso Duran

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Luis Alonso Duran and Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 22nd day of August, 2025.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/26