Karen Johnson
Batch # 1416800
05/06/2026 01:41:28 PM
Fees: $13.00 Taxes: $876.90

Davidson County
DEEDWARR
2 pgs

20260506-0040878

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $237,000.00. Affiant Subscribed and sworn to before me, this the 4th day of May, 2026. Notary Public My commission expires: 6/8/28

DANA DELWORTH HALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY WAGON WHEEL TITLE 204 SOUTH 11TH STREET NASHVILLE, TN 37206 615.650.5100	Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: 8-ELAM-26-1228

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Chelsea Kaye Anderson	CMG Mortgage	108-08-0D-017.00-CO
1228 Quail Road	3160 Crow Canyon Rd #400	
Nashville, TN 37214	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BOYD WADE MANGRUM, JR., TRUSTEE OF THE NANCY MANGRUM TRUST DATED SEPTEMBER 1, 2020**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHELSEA KAYE ANDERSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follows; Being Lot No. 21, Unit No. 17 on the Plan of Quail Valley, Section 3, Phase V, of record in Book 5200, Page 435, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Nancy I. Mangrum by Warranty deed from H. Maxine Sullivan,unmarried of record in Book 6647, page 872, Register's Office for Davidson County, Tennessee, dated September 03, 1985 and recorded on September 05, 1985.

Being the same property conveyed to Harold Reeves Trustee by Quitclaim Deed from Nancy I. Mangrum of record in Book 7122, page 251, Register's Office for Davidson County, Tennessee, dated January 29, 1987 and recorded on January 30, 1987 and within the same deed the said Harold Reeves, Trustee conveyed his interest in the subject property to Boyd Wade Mangrum and wife, Nancy I. Mangrum

Being the same property conveyed to Yvonne Bonnie Moody by Warranty Deed from Boyd Wade Mangrum and wife, Nancy I. Mangrum of record in Book 8259, Page 127, Register's Office for Davidson County, Tennessee, dated December 14, 1990 and recorded on December 19, 1990.

Being the same property conveyed to Nancy I. Mangrum by Quit Claim Deed from Yvonne Bonnie Moody of record in Book 8876, Page 840, Register's Office for Davidson County, Tennessee, dated January 20, 1993 and recorded on January 22, 1993.

Being a portion of the same property conveyed to Boyd Wade Mangrum, Jr. as Trustee by Quit Claim Deed from Nancy Irene Mangrum of record in Instrument No. 20200909-0102778 Register's Office for Davidson County, Tennessee, dated September 01, 2020 and recorded on September 09, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1228 Quail Road, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of May, 2026.

Nancy Mangrum Trust dated September 1, 2020

By: Boyd Wade Mangrum Trustee

Boyd Wade Mangrum, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Boyd Wade Mangrum, Jr., Trustee of the Nancy Mangrum Trust dated September 1, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of May, 2026.

Notary Public

My Commission Expires: 2-2-2030

