Karen Johnson Davidson County
Batch# 1426774 DEEDWARR
05/29/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20260529-0048901

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CLYDE L MANSFIELD AND NEABERT G MANSFIELD, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN C JONES**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO 15 ON THE PLAN OF PARKWOOD ESTATES, SECTION 1, OF RECORD IN BOOK 2900, PAGES 119 AND 120, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO 15 FRONTS 75 FEET ON THE NORTHEASTERLY SIDE OF RICHMOND HILL DRIVE AND EXTENDS BACK 155 FEET ON THE SOUTHEASTERLY LINE AND 121.7 FEET ON THE NORTHWESTERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 124.1 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CLYDE L MANSFIELD AND WIFE, NEABERT G MANSFIELD, BY DEED FROM MELVIN DRAKE AND WIFE, NORMA DAVIS DRAKE, DATED JUNE 30, 1989, OF RECORD IN BOOK 7881, PAGE 402, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 3074 RICHMOND HILL DR, Nashville, TN 37207, AND IS DESIGNATED AS MAP AND PARCEL NO. 060 02 0 073.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, 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.

Witness our hands this 29 day of May, 2026.

CLYDE L MANSFIELD

Neabert Mansfield
NEABERT G MANSFIELD

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CLYDE L MANSFIELD and NEABERT G MANSFIELD, the within named bargainors, 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.

DONE at offices in Nashville (City), Tennessee (State), on this the 29 day of May, 2026.

Notary Public
My Commission Expires: 3/1/2028

G COLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-01-2028

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 205,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2026.

NOTARY PUBLIC
My commission expires 12/19/28

KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

Address New Owner(s) as follows:
JONATHAN C JONES
2910 Stewart Campbell Pt
Thompsons Station TN 37179

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 060 02 0 073.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 05/29/2026 (date of document).

Brittney Clark
Affiant Signature

05/29/2026
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 29th day of May, 20 26.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

