Karen Johnson Davidson County
Batch# 1443098 DEEDQC
07/07/2026 04:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260707-0061310

THIS INSTRUMENT PREPARED BY:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040

MAP.GROUP.PARCEL: 60-2-254

NEW OWNERS:
NEABERT MANSFIELD
3044 RICHMOND HILL DR
NASHVILLE, TN 37207

SEND TAX BILLS TO:
Same as above

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **CLYDE MANSFIELD AND NEABERT MANSFIELD, HUSBAND AND WIFE,** by this instrument **QUITCLAIMS** all of the interest of Grantor in the hereinafter described property unto **NEABERT MANSFIELD**, her heirs and assigns forever, the property described as follows:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF PARKWOOD ESTATES, SECTION 1, OF RECORD IN BOOK 2900, PAGE 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF RICHWOOD HILL DRIVE, A COMMON CORNER OF LOT NO. 1 AND RESERVED TRACT "E"; THENCE WITH THE LINE BETWEEN SAID LOT AND SAID TRACT, EASTWARDLY 95 FEET TO A POINT; THENCE NORTHWARDLY 135 FEET TO A POINT IN THE SOUTHERLY MARGIN OF CREEKWOOD DRIVE; THENCE WITH THE MARGIN OF THE SAME WESTWARDLY 70 FEET TO A POINT THE BEGINNING OF A CURVE; THENCE SOUTHWESTWARDLY AROUND SAID SURVEY 39.27 FEET TO A POINT IN THE EASTERLY MARGIN OF RICHMOND HILL DRIVE; THENCE WITH THE MARGIN OF THE SAME SOUTHWARDLY 110 FET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO TOTIKA L. MANSFIELD, UNMARRIED, BY WARRANTY DEED FROM KIMBERLY M. HOOBERRY, UNMARRIED, DATED MAY 23, 2005. THE SAID TOTIKA K. MANSFIELD, HAVING SINCE DIED INTESTATE ON JANUARY 19, 2024. PURSUANT TO THE AFFIDAVITS OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20260707-0060933 AND INSTRUMENT NUMBER 20260707-0060937, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SHE IS SURVIVED BY HER PARENTS, CLYDE MANSFIELD AND NEABERT MANSFIELD, BEING HER SOLE HEIRS-AT-LAW.

This is improved property more commonly known as **3044 RICHMOND HILL DR, NASHVILLE, TN 37207.**

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

Clyde Mansfield

CLYDE MANSFIELD

Neabert Mansfield

NEABERT MANSFIELD

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, **CLYDE MANSFIELD AND NEABERT MANSFIELD**, the bargainers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of June, 2026.

Myetta McLean

Notary Public
My Commission Expires: January 4, 2027

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027
MYETTA MCLEAN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is none.

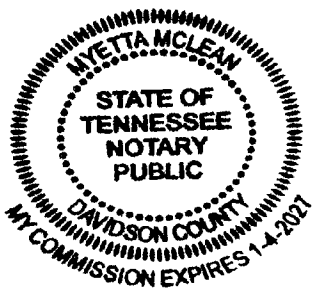
AFFIANT

Sworn to and subscribed before me, this 13th day of June, 2026.

Myetta McLean

Notary Public

My Commission Expires: January 4, 2027



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 06/13/2026 (date of document).

Affiant Signature

07/07/2026
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 7th day of July, 20 26.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

DANA ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY