This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 1452816 DEEDWARR
07/30/2026 03:53:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260730-0070455

New Owner:	**Send Tax Bill:**	**Map/Parcel**
TIMOTHY C. MANGRUM, Trustee ELIZABETH R. MANGRUM, Trustee MANGRUM REVOCABLE LIVING TRUST dated April 17, 2026 149 Steeplechase Lane Nashville, TN 37221	SAME	Map128-13-0-A, Parcel 303co

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)]

AFFIANT

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 2-28-2027

Sworn to and subscribed before me this July 30, 2026.

Notary Public

My Commission Expires: 02/28/2027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, TIMOTHY C. MANGRUM and ELIZABETH R. MANGRUM, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to TIMOTHY C. MANGRUM and ELIZABETH R. MANGRUM, Trustees of the MANGRUM REVOCABLE LIVING TRUST, dated April 17, 2026, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 July 30, 2026.

By: _____
TIMOTHY C. MANGRUM

_____
ELIZABETH R. MANGRUM

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIMOTHY C. MANGRUM and ELIZABETH R. MANGRUM, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 30, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 1/15/2030

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. JANUARY 15, 2030
COUNTY OF LEWIS

Exhibit A

Property Description

Said property is described to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 303 of The Westfield (formerly The Hamlet) Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for The Westfield (formerly The Hamlet) Condominiums, of record in Book 6678, Page 771, and as amended in Book 6736, Page 110, and in Book 6801, Page 962, Book 6831, Page 982 and in Book 7271, page 256, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6678, Page 802, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Westfield (formerly The Hamlet) Condominiums, of as set out on Exhibit "D" to the Amendment to the Master Deed, record in Book 6831, Page 982, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to TIMOTHY C. MANGRUM and ELIZABETH R. MANGRUM, husband and wife, by Warranty Deed of record from ROBERT E. COOPER, II, as Attorney-in-Fact, on behalf of TOM C. HARRISON, Instrument No. 20050919-0112116, Register's Office for Davidson County, Tennessee.

The Durable Power of Attorney executed by the same is of record in Instrument No. 20041105-0133891, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Westfield (formerly The Hamlet) Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 303 Westfield Drive, Nashville, TN 37221.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 July 30, 2026 (date of document).

Signature

July 30, 2026
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of July 2026.

Notary Public
My Commission expires: 02/28/2027

LISA DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-28-2027