Karen Johnson Davidson County
Batch# 1461867 DEEDWARR
08/19/2026 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20260819-0077059

WARRANTY DEED

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Kevin W. Mangum Revocable Trust dated October 19, 2018, as amended and restated	CrossCountry Mortgage, LLC	082-09-4B-003.00-CO
(NAME)	(NAME)	
1228B 4th Avenue N	2160 Superior Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **David E. Stutzman, as Successor Trustee of the Thompson Danforth Dean Trust dated October 31, 1995**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kevin W. Mangum, as Trustee of the Kevin W. Mangum, as Trustee of the Kevin W. Mangum Revocable Trust dated October 19, 2018, as amended and restated and Angel Dawn K. Mangum, as Trustee of the Angel Dawn K. Mangum Revocable Trust dated October 19, 2018, as amended and restated**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2 established pursuant to the Declaration of Covenants, Conditions and Restrictions for Six on Fourth Townhomes of record in Instrument No. 20201005-0114853, in the Register's Office for Davidson, Tennessee, and being shown on the Plat attached to said Declaration as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thompson Danforth Dean Trust Dated October 31, 1995, by Warranty Deed from Six on Fourth LLC, dated 05/17/2023, of record in Instrument 202305250039454, Register's Office for Davidson County, Tennessee,

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1228B 4th Avenue N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. 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.

Effective the 11th day of August, 2026.

Dean Thompson Danforth Trust dated October 31, 1995

By: David E Stutzman
David E. Stutzman, Successor Trustee

State of Texas

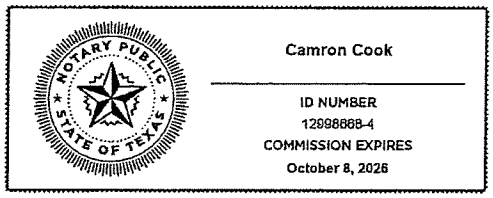
County of Kerr

Before me, via audio/visual communication, the undersigned authority, a Notary Public within and for the State and County, appeared David E. Stutzman, Successor Trustee of the Dean Thompson Danforth Trust dated October 31, 1995 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 11th day of August, 2026.

Notary Public:

My Commission Expires: 10/08/2026



RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

Electronically signed and notarized online using the Proof platform.

202608190077059

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 8/11, 2026.

Affiant
Date: August 14, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14 day of August, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

