RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1479007 DEEDWARR
10/01/2026 09:09:55 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20261001-0090416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$360,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Midtown Realty, LLC	Same as New Owner	
(NAME)	(NAME)	
P.O. Box 331235		091-09-0-145.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **VICTOR W. MANGRUM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIDTOWN REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as follows:

Being part of Lot. No. 19 on the plan of the B. F. Cockrill Farm, as of record in Book 161, page 135, Register's Office for said County, and being the northerly 3 feet front and 3 feet 9 inches rear of Lot No. 13 and the southerly 47 feet front and 46 feet 3 inches rear of Lot No. 14 on the plan of W. P. Evans' Resubdivision of part of Lot No. 19 of the B.F. Cockrill Farm, not of record and described according to a survey made by E. R. Southgate and Son, Surveyors, on Oct. 29, 1947, as follows:

Beginning on the westerly margin of Cowan Avenue at a point 112 feet south of the southerly margin of Deal Avenue; thence with the westerly margin of said Cowan Avenue, southerly 50 feet to the northeast comer of the property conveyed to J. W. Perry and wife, by deed from Joe V. Dobbs and wife, as of record in Book 2339, page 519; thence with said Perry's northerly line westerly 185 feet; thence northwardly 50 feet; thence easterly 185 feet to the point of beginning.

Being the same property conveyed to Victor W. Mangrum, unmarried, and Walter D. Mangrum and wife, Doris J. Mangrum by Warranty Deed from Wilson Enterprises Inc., dated August 11, 1995 and recorded August 15, 1995 in Book 9762, Page 950, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Walter D. Mangrum and Doris J. Mangrum, Trustees of the Walter D. Mangrum and/or Doris J. Mangrum Revocable Living Trust dated may 15, 2006, by Warranty Deed from Walter D. Mangrum and Doris J. Mangrum, husband and wife, of record in Instrument No. 20060531-0064044, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victor W. Mangrum by Quitclaim Deed from Walter D. Mangrum and Doris J. Mangrum, Trustees of the Walter D. Mangrum and/or Doris J. Mangrum Revocable Living Trust dated May 15, 2006, of record in Instrument No. 20200810-0088537, dated August 7, 2020 and recorded August 10, 2020, Register's Office of Davidson County, Tennessee.

JW2026-1254

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 621 Eastboro Dr, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand this 30th day of September, 2026

Victor W. Mangrum
VICTOR W. MANGRUM

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor W. Mangrum, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2026.

Commission expires:

STEVEN G WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

Notary Public

JW2026-1254