WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Victor W. Mangrum
Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1480997 DEEDWARR
10/06/2026 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20261006-0091981

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
Victor W. Mangrum	NEW OWNER	090-15-0-069.00
(NAME)	(NAME)	
461 Annex Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(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, **Robyn Anderson, Trustee of the Terrance Anderson Living Trust dated February 06, 2024,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Victor W. Mangrum,** hereinafter called the GRANTEE(S), his 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 Lot No. 287, on the plan of Charlotte Park Subdivision, Section 11, as of record in Book 2900, pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry L. Anderson by Deed from Donna Taylor, dated 05/01/1995, of record in Book 9664, Page 954, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Terrance Anderson and/or Robyn Anderson, Trustees, of the Terrance Anderson Living Trust by Quitclaim Deed from Terry L. Anderson, an unmarried man, dated 03/08/2024, of record in Instrument No. 20240328-0021569, 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 ☒ 461 Annex Avenue, 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 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 30th day of September, 2026.

Terrance Anderson Living Trust dated
February 06, 2024

By: Robyn Anderson Trustee
Robyn Anderson, Trustee

State of ~~California~~ Washington
County of Thurston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robyn Anderson, Trustee of the Terrance Anderson Living Trust dated February 06, 2024, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29 day of September, 2026.

Notary Public:
My Commission Expires: 7-8-28

PAUL K DAVIS
Notary Public
State of Washington
Commission # 20109392
My Comm. Expires Jul 8, 2028

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

CERTIFICATE OF AUTHENTICITY

I, Theresa L. Smith, 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 9/30, 2026.

Theresa L. Smith

Affiant
Date: 10-2 ,2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of October, 2026.

Notary Public

My Commission Expires: 11/8/2028

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY