Karen Johnson Davidson County
Batch# 928727 DEEDWARR
10/12/2022 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20221012-0111948

WARRANTY DEED

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

File No. EM-22-3276

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Mayfield and Kerrie Mayfield	Legends Bank	
(NAME)	(NAME)	
1697 Brockton Lane	360 W First St	141-05-0A-588.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Clarksville TN 37040	
(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, I/we, **Zachary D. Opheim and Jeanette M. Opheim, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary Mayfield and Kerrie Mayfield, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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, being Lot No. 588 on the Plan of Final Plat of Avondale Park, Phase 3, Section 1 of record in Plat at Instrument No. 20140728-0066971, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zachary D. Opheim, unmarried and Jeanette M. LeBarron, unmarried by Warranty deed from NVR, Inc a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20160720-0074643 Register's Office for Davidson County, Tennessee, dated July 19, 2016 and recorded on July 20, 2016.

This is property more commonly known as 1697 Brockton Lane, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 11th day of October, 2022.

Zachary D. Opheim

Jeanette M. Opheim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of October, 2022, before me personally appeared Zachary D. Opheim and Jeanette M. Opheim, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of October, 2022.

Notary Signature
My commission expires: 3-3-26



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10-11-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10-11-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **day of** October **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM