Karen Johnson Davidson County
Batch# 932300 DEEDWARR
10/20/2022 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20221020-0114594

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62802
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Zachary Opheim Jeanette Opheim 293 Fairfax Avenue Nashville, TN 37212	New owners 293 Fairfax Avenue Nashville, TN 37212

TAX MAP PARCEL NUMBERS: 10410027800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John C. Eason, Jr., married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Zachary Opheim and Jeanette Opheim, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 1 on the Alan D. Ratner's Subdivision of record in Instrument No. 20031107-0163775, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. Eason, Jr., unmarried, by Warranty Deed from Dorothy M. Thornton, married, dated July 24, 2012 and recorded on July 26, 2012 of record in Instrument No. 20120726-0065672, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Instrument No. 20031107-0163775, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description.

Meredith L. Eason, spouse of John C. Eason, Jr., joins in execution of this instrument in order to convey her marital interest in subject property.

This is improved property, known as 293 Fairfax Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13TH day of October, 2022.

John C. Eason, Jr.

Meredith L. Eason

State of Tennessee

County of Davidson

On this 13th day of October, 2022, before me the undersigned authority, personally appeared John C. Eason, Jr. and Meredith L. Eason to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

Notary

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Sworn and subscribed before me this 13th day of October, 2022.

Notary

My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, 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 10/13/22.

Date

Affiant Signature

10/13/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of ~~October~~, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

