Karen Johnson Davidson County
Batch# 932396 DEEDQC
10/21/2022 09:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221021-0114719

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF ~~SEPTEMBER~~ October, 2022.

NOTARY PUBLIC

My commission expires:

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

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Garside & Hunter, PLLC., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Better Together Trust 293 Fairfax Avenue Nashville, TN 37212	Same as New Owner	104-10-0-278.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Zach Opheim and Jeanette Opheim, husband and wife,** called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Ryan Lux, as Trustee for the Better Together Trust, dated October 13, 2022,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Resubdivision of Lot 1 on the Alan D Ratners Subdivision, of record in Plat at Instrument No. 20031107-0163775, 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 John C. Eason, Jr., unmarried by Warranty Deed from Dorothy M. Thornton, married of record in Instrument No. 20120726-0065672 Register's Office for Davidson County, Tennessee, dated July 24, 2012 and recorded on July 26, 2012. (Value of consideration shown in aforementioned deed $520,000.00.)

Being the same property conveyed to Zach Opheim and Jeanette Opheim, husband and wife, by Warranty Deed from John C. Eason, Jr., unmarried, of record in Instrument No. 20221020-0114594 Register's Office for Davidson County, Tennessee.

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

THIS INSTRUMENT HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES AND THE PRIOR INSTRUMENT OF RECORD. NO WARRANTY IS MADE AS TO STATUS OF TITLE AT THE TIME OF TRANSFER.

WITNESS OUR HAND, this 13 day of October, 2022.

Zach Opheim

Jeanette Opheim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Zach Opheim and Jeanette Opheim**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 13 day of October, 2022.

Notary Public

My commission expires: 3·3·24

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

