Karen Johnson Davidson County Batch# 979837 DEEDWARR 03/13/2023 12:33:30 PM 3 pgs Fees: $18.00 Taxes: $1,424.50 20230313-0018034	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $385,000.00 Affiant Subscribed and sworn to before me, this 10th day of March, 2023. Notary Public My commission expires:

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-22-2024

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Liesel Goethert	Same as	**044-05-0-228.00**
112 Rayon Dr.	New owner	
Old Hickory, TN 37138		

FOR AND IN 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, WE, **Andy J. Oporta, an unmarried man,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Liesel Goethert, an unmarried woman,** 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:

Property known as: 112 Rayon Dr., Old Hickory, TN 37138, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 219 on the Map of Rayon City, Old Hickory, Tennessee, described according to a survey made by John Wilkes, Civil Engineer, on July 30, 1928, as follows:

The previous deeds in Instrument No. 20210415-0050707, 20180402-0030220, and 20180402-0030219 contained an error in the description by showing the Lot number as Lot No. N 219. This deed shall correct the lot number to show as Lot No. 219.

Said Lot No. 219 fronts 50 feet on the Westerly margin of Rayon Drive and runs back between parallel lines and runs back 150 feet ot a dead line.

Being the same property conveyed to Andy J. Oporta, an unmarried man, by Warranty Deed from BZ Capital Group, LLC, dated 04/13/2021 and recorded 04/15/2021 in Instrument No. 20210415-0050707, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 044-05-0-228.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

LTE File No.: 23-1084TN

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 in 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(s) this 10th day of March, 2023.

Andy J. Oporta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2023, before me personally appeared **Andy J. Oporta**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 10th day of March, 2023.

Notary Public

Commission Expiration: 5/20/25

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

LTE File No.: 23-1084TN

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **March 10, 2023**.

Date

Affiant Signature

March 13, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026