WARRANTY DEED

Karen Johnson Davidson County
Batch# 1059945 **DEEDWARR**
10/12/2023 09 55 56 AM 2 pgs
Fees $13 00 Taxes $1,794 50

20231012-0079921

File No DH-23-5396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2023

Notary Public

MY COMMISSION EXPIRES 02/18/26
(AFFIX SEAL)

ASHLEY KESTERSON NOTARY PUBLIC STATE OF TENNESSEE DYER COUNTY MY COMMISSION EXPIRES FEBRUARY 18, 2026

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
104 Ashlawn Court, LLC as Exchange Accommodation Titleholder for Leo Arnold	Same as new owner	
(NAME)	(NAME)	
312 N Church Avenue		131-06-0G-104.00-CO
(ADDRESS)	(ADDRESS)	
Dyersburg, TN 38024		
(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, **Allyson B. Mayfield and William A. Mayfiled, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **104 Ashlawn Court, LLC as Exchange Accommodation Titleholder for Leo Arnold**, 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 Unit No. 104 of Burton Hills, Villages of Ashlawn, a Condominium, created under Title 66, Chapter 27, Sections 101 et seq. as amended, Tennessee Code Annotated, as an established by a Master Deed of record in Plat Book 7076, Page 696, amended in Book 7308, Page 859, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Villages of Ashlawn, a Condominium as set forth in Exhibit B of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Allyson B. Mayfield and William A. Mayfield by Warranty deed from Mack Slayden, unmarried of record in Instrument No. 20180516-0046791 Register's Office for Davidson County, Tennessee, dated May 15, 2018 and recorded on May 16, 2018.

This is property more commonly known as 104 Ashlawn Court, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations, (2) property taxes for 2023 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 10th day of October, 2023.

Allyson B. Mayfield

William A. Mayfiled

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of October, 2023, before me personally appeared Allyson B. Mayfield and William A Mayfiled, 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.

Notary Signature
My commission expires: 3-3-24

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY