THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8962-WE

Karen Johnson
Batch # 1330477
10/06/2025 10 16 36 AM
Fees $13 00 Taxes $2,127 13

Davidson County
DEEDWARR
2 pgs

20251006-0079465

JAMES A WAECHTER
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 574,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 11-8-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
The Douglas James Classen and Laurie Jo Classen Family Trust	**The Douglas James Classen and Laurie Jo Classen Family Trust**	
35 Wilgart Way	35 Wilgart Way	129-15-0-135.00
Salinas, CA 93901	Salinas, CA 93901	
(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, WE, **James E. Richfield and Baylor Richfield, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Douglas James Classen and Laurie Jo Classen Family Trust dated July 11, 2008, as amended**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS, 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 6 on the Plan of Final Plat Warner Glen Subdivision, of record in Plat Book 9700, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James E Richfield and Baylor Richfield, husband and wife by Warranty Deed from Dennis W. Overlock and Susan M. Overlock of record in Instrument No. 20220401-0037918 Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 01, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **814 Percy Warner Blvd, Nashville, TN 37205**

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, its successors, heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, itssuccessrs, 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 our hands this the 3 day of October, 2025

James E. Richfield

Baylor Richfield

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James E. Richfield and Baylor Richfield,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3 day of October, 2025

My Commission expires. 11-8-27

Notary Public

JAMES A WAECHTER
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON