Name and Address of New Owner:
Justin P. Maffia, Trustee of The Maffia Family 2018 Trust dated December 28, 2018
904 Sir Francis Avenue
Capitola, CA 95010

Send Tax Bills To:
Same as new Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1332288 DEEDWARR
10/09/2025 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20251009-0080754

**Map & Parcel No: 081-11-0-120.00**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Russell Bennett, a single man,** "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Justin P. Maffia, Trustee of The Maffia Family 2018 Trust dated December 28, 2018, and amended on April 20, 2022,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 116 on the Map of S.A. Champion's Subdivision of certain Lots in Naiding's Addition to North Nashville of record in Plat Book 161, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 116 fronts 50 feet on the Westerly side of 22nd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William Russell Bennett by Warranty Deed from Amos K. Opeke and Oluwafolakem Opeke (erroneously spelled as Olufloake Opeke in prior deed, Husband and Wife, of record in Instrument No. 20210305-0029055, Register's Office for Davidson County, Tennessee, dated March 1, 2021 and recorded on March 5, 2021.

Being improved property known as 1615A 22nd Avenue North, Nashville, Tennessee 3208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of October, 2025.

W. Russell Bennett (SEAL)
William Russell Bennett

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Russell Bennett, 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 and seal this 7th day of October, 2025.

Kerri Peeke
Notary Public
My commission expires: 04.30.2030

KERRI PEEKE
Notary Public, State of Connecticut
My Commission Expires April 30, 2030

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of October, 2025.

Notary Public
My commission expires: 5-9-26




File No. GNT-25-4242

**Tennessee Certification of Electronic Document**

I, Ashlynn Hengemihle, 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 10-7-25.

Affiant Signature 10-7-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7 day of October, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON