RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

PREPARED BY (~~AND RETURN TO~~):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson
Batch # 1335931
10/20/2025 10 30 06 AM
Fees $13 00 Taxes $2,060 90

Davidson County
DEEDWARR
2 pgs

20251020-0083273

Ivey Title, LLC Ref· (LM) Title No . 64233
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Eivan Richfield Baylor Richfield 5022 Chaffin Drive Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 15516000500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$557,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy K. Dial, as surviving tenant by the entirety**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Eivan Richfield and Baylor Richfield, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No 5 on the Plan of Pasquo Park, Section One of record in Book 3600, page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alton Timothy Dial and wife, Nancy K. Dial, by Warranty Deed from Walter Richard Murray, III and wife, Claudia Clark Murray, dated September 29, 1994, and recorded on October 4, 1994, of record in Book 9484, page 71, Register's Office for Davidson County, Tennessee. The said Alton Timothy Dial has since died

Description Reference. Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to Taxes for 2026, and subsequent years, The Plan, with Owner's Certificate, of record in Book 3600, page 53, said Register's Office, which Plan shows a 125 foot minimum set back line from Moss Road and a 40 foot minimum setback line from Chaffin Road and a 10 foot easement for public utility purposes along the northerly line of said lot. And a 3x5 foot utility anchor easement along the southeasterly corner of said lot Restrictive Covenants of record in Book 3769, page 294, corrected in Book 3870, page 11, said Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 5022 Chaffin Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15 day of October, 2025

Nancy K. Dial

Nancy K. Dial

State of Texas

County of Brazos

On this 15 day of October, 2025 before me the undersigned authority, personally appeared Nancy K Dial, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary

My Commission Expires 6-19-27

MICHAEL ARMANDO MOWAD
Notary ID #132056870
My Commission Expires
June 19, 2027

State of ~~Tennessee~~ Texas
mm.
County of ~~Davidson~~ Brazos
mm.

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $557,000.00.

Nancy K. Dial

Affiant

Sworn and subscribed before me this 15 day of October, 2025

Notary

My Commission Expires: 6-19-27

MICHAEL ARMANDO MOWAD
Notary ID #132056870
My Commission Expires
June 19, 2027