Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1013

Karen Johnson Davidson County
Batch # 1371699 DEEDWARR
01/22/2026 11:30:12 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20260122-0005258

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joanne Mayfield and James Jackson Hea, III, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erica Wenig, an unmarried woman**, 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 Unit No. 2032 of the Turnberry Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6686, Page 166, and as amended in Book 6814, Page 165, and as supplemented in Book 8747, Page 521, and in Book 9315, Page 795, including without limitation the By-Laws appended thereto, of record in Book 6686, Page 197, all of record in the Register's Office for Davidson County, Tennessee, Reference is hereby made to the plat of Turnberry Square Condominiums as shown on Exhibit "D" to the Master Deed of record in Book 6686, Page 166, and also shown as Exhibit "E" in the Supplement to the Master Deed of record in Book 8747, Page 521, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Joanne Mayfield and husband, James Jackson Hea III by Warranty Deed from James D. Willson, III and wife, Michelle Willson of record in Instrument No. 20041012-0122879 Register's Office for Davidson County, Tennessee, dated October 08, 2004 and recorded on October 12, 2004.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2032 Graybar Lane, Nashville, TN 37215.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Erica Wenig 420 Elmington Ave #1419 Nashville, TN 37205	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	117-11-0D-016.00

WITNESS THE EXECUTION HEREOF this 21st day of January, 2026.

Joanne Mayfield **James Jackson Hea, III**

State of Tennessee)
County of Davidson)

On this 21st day of January, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joanne Mayfield and James Jackson Hea, III, the bargainor(s), 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 Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 365,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of January, 2026.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON