Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260755238

Karen Johnson Davidson County
Batch # 1459838 DEEDWARR
08/17/2026 09:16:18 AM 2 pgs
Fees: $13.00 Taxes: $1,422.65
20260817-0076282

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $384,500.00.

Joe Federico
Affiant

Subscribed and sworn to before me, this 13th day of August, 2026.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMM. EXPIRES MAR 5, 2030 KATE ROSENTHAL

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Federico 1428 Beech Grove Way Nashville TN 37211	New Owner	Tax Parcel ID No. 161-06-0A-123.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Dale Maxfield, as to an 85% interest and Becky Lynn Maxfield, as to a 15% interest,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Joseph Federico**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 123 on the plan of Oakhill Townhomes, Phase 3, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions for Oakhill Townhomes, Phase 3, a Horizontal Property Regime with Private Elements of record in Instrument No. 20070614-0071397 and Second Supplemental Declaration of record in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CARMACK ALEXANDER MAXFIELD AND WILLIAM DALE MAXFIELD, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from JAN WHEATLEY NOW KNOWN AS JAN SMYRE, of record in Instrument No. 20150724-0072783, dated July 22, 2015, said Register's Office.

CARMACK ALEXANDER MAXFIELD conveyed to WILLIAM DALE MAXFIELD, A 35% INTEREST AND BECKY LYNN MAXFIELD, A 15% INTEREST by quitclaim deed of record in Instrument No. 20201022-0122863, dated August 28, 2020, said Register's Office. This transfer was for the sole purpose of creating a tenants in common with and between William Dale Maxfield holding a total of 85% of the Estate and Becky Lynn Maxfield holding a total of 15%, and for no other purpose.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 161-06-0A-123.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070614-0071397 and in Instrument No. 20080709-0070601, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20080605-0058042, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20070404-0040188 and Instrument No. 20070205-0014422, said Register's Office.

This is improved property located at 1428 Beech Grove Way Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 executed this instrument on this 13th day of August, 2026.

William Dale Maxfield

Becky Lynn Maxfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Dale Maxfield and Becky Lynn Maxfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2026.

Notary Public

My Commission Expires: _____

