Karen Johnson Davidson County
Batch# 321277 DEEDWARR
11/27/2019 10:20:38 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20191127-0122784

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

39-B
File #19-1436

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 **Jessica Heritage, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Antonia Kaczkurkin, single 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 Lot No. 13 on the Plan of River Park Estates, of record in Plat Book 6250, pages 658 and 659, as corrected in Book 6785, page 437, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica Heritage by Quitclaim Deed from Allan Heritage, dated October 3, 2017, of record in Instrument No. 20171011-0104420, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Allan Heritage and Jessica Heritage, husband and wife, by deed from Leroy Carpenter and wife, Rita Carpenter, dated February 4, 2015, of record in Instrument No. 20150204-0010590, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7332 River Park 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 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.

WITNESS THE EXECUTION HEREOF this 25th day of November, 2019.

Jessica Heritage

State of Tennessee)
County of Davidson)

On this 25th day of November, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jessica Heritage, 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: 11-3-20

DAVIDSON COUNTY, TN
KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 350,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of November, 2019.

Notary Public

My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Antonia Kaczkurkin 7332 River Park Drive Nashville, TN 37221	Pinnacle Bank 150 3rd Ave. South, Ste. 1000 Nashville, TN 37201	155-03-0B-013.00