File: First Title 20-28084P
Prepared by:
Heath & Ames Attorneys, P.C.
2622 Broad Street
Chattanooga, TN 37408

Karen Johnson Davidson County
Batch# 401141 DEEDWARR
05/15/2020 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20200515-0050875

Grantee's Address:	Send Tax Bills To:	Map Parcel No.:
Dylan Heath Liza Heath 714 Mansfield Avenue Nashville, Tennessee 37206	MORTGAGEE Truist Bank 901 Semmes Avenue Richmond, VA 23224	082 08 0 206.00

WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Laura Gilder, unmarried**, hereinafter referred to as Grantor, hereby sells, assigns, transfers and conveys unto **Dylan Heath, unmarried, and Liza Heath, unmarried**, as Joint Tenants with the right of survivorship, the entire fee to vest in the survivor(s) in case of the death of either/any, hereinafter referred to as Grantees, the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of LEEK SUBDIVISION OF THE ARTHUR TRACT of record in Plat Book 547, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

For prior title and last instrument of record affecting title to the above described property see Deed of record in Instrument No. 20170906-0091640, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO Any Governmental zoning and subdivision ordinances and regulations in effect thereon.
SUBJECT TO Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LEEK SUBDIVISION OF THE ARTHUR TRACT, as recorded in Plat Book 547, Page(s) 54.
SUBJECT TO Easements, liens or encumbrances or claims thereof, which are not shown by the public record.

TAXES for the year 2020 are to be prorated between the grantor and grantees of even date herewith.

TO HAVE AND TO HOLD the said real estate unto **Dylan Heath, unmarried, and Liza Heath, unmarried,** as Joint Tenants with the right of

survivorship, the entire fee to vest in the survivor(s) in case of the death of either/any, Grantees, their heirs, successors and assigns forever in fee simple. Grantor covenants and represents that Grantor is lawfully seized and possessed of said real estate, that Grantor has full power and lawful authority to sell and convey the same, that title to said property is free, clear & unencumbered, except as hereinabove set forth and that Grantor will forever warrant and defend the same against all lawful claims.

IN WITNESS WHEREOF, Grantor has executed this deed on the 8 day of May, 2020.

Laura Gilder

STATE OF TN
COUNTY OF Williamson

On this 8 day of May, 2020, before me personally appeared Laura Gilder, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

9/18/22
My commission expires:

NOTARY PUBLIC

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF Tennessee
COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is **$313,000.00.**

Subscribed and sworn to before me this 8 day of May, 2020.

AFFIANT

12/12/21
My commission expires:

NOTARY PUBLIC

JAMES J AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

Tennessee Certification of Electronic Document

I, Will Rogers, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signer's Name

Signature

State of Tennessee

County of Hamilton

Personally appeared before me, James J. Ames, a notary public for this county and state, Will Rogers, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

JAMES J AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

MY COMMISSION EXPIRES: 12/12/2021

NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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