Name and Address of New Owner:
Sara Nourani
7510 Harper Road
Nashville, TN 37080

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 418916 DEEDWARR
06/18/2020 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20200618-0063989

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 00800007800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kristin Joy Heil and Anthony James Heil, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sara Nourani, an unmarried person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

All that certain tract or parcel of land lying and being situated in the 1st Civil District of Davidson County, Tennessee, and being more particularly describes follows, to-wit:

Land in Davidson County, Tennessee, being Lot 2 on the first revision of the Christopher & Michelle Cluck property subdivision, of record in Instrument No. 20141125-0108734, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Kristin Heil and Anthony Heil, wife and husband, by Warranty Deed from Kenneth Wilson a/k/a Kenneth Ray Wilson and wife, Deborah Wilson a/k/a Deborah F. Wilson, recorded on November 30, 2015, of record in Instrument No. 20151130-0120615, Register's Office for Davidson County, TN.

This is improved property known as 7510 Harper Rd., Joelton, TN 37080.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

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Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of June, 2020.

Kristin Joy Heil (SEAL)

Anthony James Heil (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2020, before me personally appeared Kristin Joy Heil and Anthony James Heil, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2020.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Sworn to and subscribed before me this 10th day of June, 2020.

Notary Public
My commission expires: 11-03-2020
File No. 2020-1220

True Copy Certification

I, John A Bell Jr., 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.

Signature

State of TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DIANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

