Karen Johnson Davidson County
Batch# 453262 DEEDWARR
08/10/2020 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20200810-0088627

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 11.8.21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GREG FAIRCLOTH DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maria R Muedas	Maria R. Muedas	11901005300 and 11901005200
(NAME)	(NAME)	
363 & 365 Hester Avenue	5539 Hillview Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Donna M. Heilig f/k/a Donna M. Womack,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maria R Muedas,** _____, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, tennessee, being parts 27, 28, and 29 on the Map if Subdivision of the C.P. Rose Property of record in Book 547, Page 74, Register's Office for said County, described according to a survey by Southern Lane & Associates, Inc. dated March 18, 1988, as follows:

Said parts of said Lots. 27, 28 and 29 front together 116 feet on the south side of Hester Avenue and extends back 30 feet on the westerly line and 64 feet on the easterly line to the northerly line of the interstate I 440 right of way on which it measures 120.8 feet

Being the same property conveyed to Donna M Womack, by deed of record in Instrument NO. 20051228-0155367, Register's Office for Davidson County, Tennessee. The said Donna M Womack N/K/A Donna M. Heilig.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 363 & 365 Hester Avenue, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hands this 22nd day of July, 2020.

Donna M. Heilig

Donna M. Heilig

State of Tennessee
County of Davidson

Personally appeared before me Donna M. Heilig, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of July, 2020.

LaTrece Mcadoo

Notary Public
My Commission Expires: _____

LATRECE MCADOO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

File No.: 14894

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212