Karen Johnson Davidson County
Batch# 594475 DEEDWARR
03/18/2021 09:20:30 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20210318-0035842

Name and Address of New Owner:
Kimberly Hetzner and Grayson Burns
4609 Kentucky Avenue, B
Nashville, TN 37209

Send Tax Bills To:
Kimberly Hetzner and Grayson Burns

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

Map & Parcel No: 091080F00100CO

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, Leah Moore, 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

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

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, **Kevin Telles Roberts, not married, and Leslie Vetter, not married, each with an undivided 50.0% interest** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Grayson John Burns and Kimberly Ann Hetzner, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit "A" 4609 Kentucky Avenue Townhomes a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for 4609 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140902-0079472, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of 4609 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "A" to said Declaration appearing in Instrument No. 20140902-0079472, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kevin Telles Roberts, not married, and Leslie Vetter, not married, each owning an undivided 50.0% interest, by Quitclaim Deed from Leslie Vetter, not married, recorded on January 12, 2021, of record in Instrument No. 20210112-0005266, Register's Office for Davidson County, TN.

Being the same property conveyed to Leslie Vetter, a single woman, by Warranty Deed from Johnny Roy Van Zant, Trustee of the Johnny Van Zant Revocable Living Trust Dated January 14, 2013, recorded on April 24, 2019, of record in Instrument No. 20190424-0037874, Register's Office for Davidson County, TN.

Being the same property conveyed to Johnny Roy Van Zant, Trustee of the Johnny Van Zant Revocable Living Trust Dated January 14, 2013, recorded on February 26, 2015, of record in Instrument No. 20150226-0016585, Register's Office for Davidson County, TN.

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

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 12th day of March, 2021.

_____ (SEAL)
Kevin Telles Roberts

_____ (SEAL)
Leslie Vetter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2021, before me personally appeared Kevin Telles Roberts and Leslie Vetter, 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 12th day of March, 2021.

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 3-8-22

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 $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
12th day of March, 2021.

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3-8-22
File No. 2021-2276