Karen Johnson Davidson County
Batch# 615055 DEEDWARR
04/14/2021 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $638.25
20210414-0049864

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 09/02/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Godfried Johannes Heydenrych and Marion Jean Heydenrych	Godfried Johannes Heydenrych and Marion Jean Heydenrych	
(NAME)	(NAME)	
1247 Leanna Swamp Rd.	1247 Leanna Swamp Rd.	108-08-0B-001.00-CO
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GERLINDA ROLAND, EXECUTRIX AND DEVISEE OF THE ESTATE OF MARINA OSPINA BALDWIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GODFRIED JOHANNES HEYDENRYCH AND MARION JEAN HEYDENRYCH, HUSBAND AND WIFE,** 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 1, Lot No. 7, in a Horizontal Property Regime, as shown on the condominium site plan, Section 2, Phase II, Quail Valley, as of record in Plat Book 5200, Page 395, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Marina Baldwin, unmarried by Warranty deed from TennReal Inc of record in Book 5906, Page 984, Register's Office for Davidson County, Tennessee, dated July 1, 1982. Marina Baldwin died October 19, 2020, leaving a Last Will and Testament that was probated under Docket No. 20P-1912 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Gerlinda Z. Roland was appointed to serve as Executrix of the Estate under Article II, and the real property, which includes the subject property, was to be administered as part of the Probate Estate subject to the control of the Executrix, as authorized by TCA 31-2-103 with power to sell the same pursuant to Article II of said Will.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3179 Trails End Lane, Nashville, TN 37214
(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 hand this 9th day of April, 2021

ESTATE OF MARINA OSPINA BALDWIN

BY: Gerlinda Z. Roland

GERLINDA ROLAND, EXECUTRIX

ESTATE OF MARINA OSPINA BALDWIN

BY: Gerlinda Z. Roland

GERLINDA ROLAND, DEVISEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerlinda Roland with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the executrix and devisee of the Marina Ospina Baldwin Estate and is authorized to execute the within instrument as Executrix and Devisee of said Estate.

Witness my hand and official seal this 9th **day of** April, **2021.**

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

