Karen Johnson Davidson County
Batch# 620159 DEEDWARR
04/21/2021 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20210421-0053418

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115232

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00.

Dwight F.Q.K
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2021.

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight Fredrick 5547 Prada Dr. Brentwood, TN 37027	~~Same address as new owner~~ Central Bank of St. Louis 1707 Forsyth Blvd. St. Louis, MO 63105-1809	181-10-0E-027.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Four Thousand Nine Hundred and 00/100 Dollars ($334,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANDREW P. HEISLEY, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DWIGHT FREDRICK, UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the plat of High Point, Phase 2, Section 1, of record in Instrument #20140117-0004783, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew P. Heisley, a single man, from Regen Homes, LLC, a Tennessee limited liability company, by Warranty Deed dated June 26, 2015 and recorded June 29, 2015 in Instrument #20150629-0062346, said Register's Office.

The address of the herein described property is believed to be 5547 Prada Drive, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of February, 2021.

ANDREW P. HEISLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Andrew P. Heisley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of February, 2021.

Notary Public

Printed Notary Name

My commission expires: 11/16/22



True Copy Certification

I, **Jennifer L. Pennell**, 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022