Karen Johnson Davidson County
Batch# 658475 DEEDWARR
06/16/2021 02:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,646.50
20210616-0081519

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4224

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of June, 2021

Notary Public

Commission Expires: _____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Valley Land Partners 1523 Wayne Drive Nashville, TN 37206	FirstBank 722 Columbia Avenue Franklin, TN 37064	072-16-0-200.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Laura B. Heflin and James Weston Heflin, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Valley Land Partners LLC, a Tennessee Limited Liability Company

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 Lot No. 56 on the Plan of Part Two, Porter Heights, of record in Plat Book 1424, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura B. Heflin and James Weston Heflin, wife and husband Thomas D. Heyse, a married man by Warranty deed from Jason Yeary and Brittany Gearheart, as tenants in common with right of survivorship of record in Instrument No. 2014804-0069585 Register's Office for Davidson County, Tennessee, dated July 10,2014 and recorded on August 04,2014. (Value of consideration shown in aforementioned deed $210,103.00.)

Being the same property conveyed to Laura B. Heflin and James Weston Heflin, wife and husband, by Quitclaim deed from Laura B. Heflin and James Weston Heflin, Wife and husband, and Thomas D. Heyse, marries man, of record in Instrument No. 20150810-0079407 Register's Office for Davidson County, Tennessee, dated August 04,2015 and recorded on August 08,2015. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 1523 Wayne Drive Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1523 Wayne Drive, Nashville, TN 37206

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 so 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.

Dated this the 11th day of June, 2021.

Laura B. Heflin

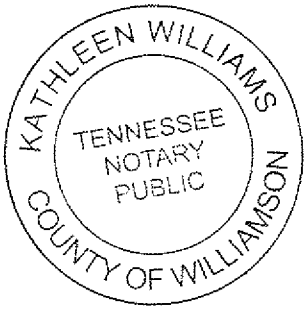
Laura B. Heflin

James Weston Heflin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Laura B. Heflin and James Weston Heflin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of June, 2021.



Notary Public
My Commission Expires: 5-23-23

WARRANTY DEED

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021