Karen Johnson Davidson County
Batch# 658505 DEEDWARR
06/16/2021 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20210616-0081561

	STATE OF TENNESSEE **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is $175,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2021. Notary Public My commission expires: 05/05/25
(Notary Stamp)	SETH A. SEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W.Northfield, Ste 2, Murfreesboro, TN. 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Andrea Nicole Heying	**NEW OWNER**	**108-03-0-068.00**
3057 Casa Dr		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Hayley Orten, unmarried,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Andrea Nicole Heying, an unmarried woman,

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 50-A, on the plan of Zone Lot Division, Lot Nos. 49 & 50, A Resubdivision of Lots 35 & 42-50, Section Five, Patio Villa, Lots 51-53, Section Five, Patio Villa, of record in Plat Book 6250, Page 451, amending Plat Book 5800, Page 335, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hayley Orten by Warranty deed from Larry J. Williams, unmarried of record in Instrument No. 20160609-0058457 Register's Office for Davidson County, Tennessee, dated June 07, 2016 and recorded on June 09, 2016.

This is improved property known as **3057 Casa Dr, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of June, 2021.

Hayley Orten

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Hayley Orten, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of June, 2021.

Notary Public
My Commission Expires: 2/22/25

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

SolomonParks File No. 21-000308-527

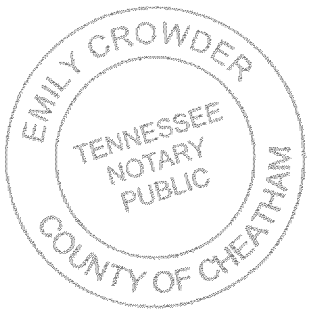
True Copy of Certification

I, Spencer Gross, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Spencer Gross

State of Tennessee
County of Williamson

Personally appeared before me, Emily Crowder, a notary public for this county and state, Seth Dearinger, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Emily Crowder, Notary Public

My Commission Expires on 8/20/24