Karen Johnson Davidson County
Batch# 684561 DEEDWARR
07/27/2021 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20210727-0100812

WARRANTY DEED

JASMYN HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/2025 (AFFIX SEAL)

Y-P-21-1315

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Heimerdinger and Caitlin Heimerdinger	Amerifirst Financial, Inc.	
(NAME) **1315 Lillian Street**	(NAME) 1550 E. McKellips Road, Ste. 117	083-13-0-549.00
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Mesa, AZ 85203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEREMY LEVIN AND LAUREN LEVIN, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN HEIMERDINGER AND CAITLIN HEIMERDINGER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Final Plat of Re-subdivision part of Lot 109 and 110, East Edgefield of record in Plat at Instrument No. 20141007-0092696, 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 Jeremy Levin and Lauren Levin, husband and wife by Warranty deed from randon Danford and Cassandra Danford, husband and wife of record in Instrument No. 20190617-0058144 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 17, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20141007-0092696, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1315 Lillian Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF JULY, 2021.

Jeremy Levin by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 202107270100811, **Register's Office for Davidson County, Tennessee.**

Lauren Levin by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. 202107270100810, **Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEREMY LEVIN AND LAUREN LEVIN, and who acknowledged he/she/they executed the same as the free act and deed of the said JEREMY LEVIN AND LAUREN LEVIN.

Witness my hand and official seal, this the 23rd of July, 2021.

Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/26/2021 (date ~~of document~~).

Affiant Signature

07/26/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26th day of July 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025