Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635916

Karen Johnson Davidson County
Batch# 691342 **DEEDWARR**
08/05/2021 11:08:13 AM 2 pgs
Fees: $13.00 Taxes: $3,644.50
20210805-0105409

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $985,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2021.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alan Hoang 4601 Lealand Lane Nashville TN 37220	New Owner	Tax Parcel ID No. 132 09 0I 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas John Heeren and Kelsey Lee Heeren, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan Hoang**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of 4601 Lealand Lane Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 4601 Lealand Lane Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130503-0044820, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4601 Lealand Lane Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130503-0044820, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Thomas John Heeren and Kelsey Lee Heeren, husband and wife, as tenants by the entireties for their joint lives, remainder to the survivor of them, by Quitclaim Deed from Thomas John Heeren, of record in Instrument No. 20190822-0084442, in the Register's Office of Davidson County, Tennessee, dated August 19, 2019 and recorded on August 22, 2019.

Being the same property conveyed to Thomas John Heeren, unmarried, by Warranty Deed from AI Devco, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140402-0027483, in the Register's Office of Davidson County, Tennessee, dated March 31, 2014 and recorded on April 02, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zenaida Re-Subdivision of Part of Unrecorded Plan of Zenaida Place, as recorded in Plat Book 3106, Page(s) 56.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130503-0044820.

This is improved property located at 4601 Lealand Lane Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2021.

Thomas John Heeren

Kelsey Lee Heeren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas John Heeren and Kelsey Lee Heeren, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022