WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. TR-21-1208
Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

Karen Johnson Davidson County
Batch# 707539 **DEEDWARR**
08/31/2021 01:16:59 PM 2 pgs
Fees: $13.00 Taxes: $3,792.50
20210831-0117337

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Kristy Lee Tinsley	New Owner	
(NAME)	(NAME)	
912 South Douglas Avenue		105-13-0-278.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Josh M. Heck and Sarah R. Heck**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristy Lee Tinsley,** a(n) unmarried woman, HEREINAFTER CALLED THE GRANTEE, 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 part of Lots 77 and 78 on the Plan of Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described as follows:

Commencing at a point on the south right-of-way of a 20-foot alley shown on the plan of Waverly Place, at the northeast corner of Lot 78, thence along said southerly margin of the said alley North 82 degrees 36 minutes 56 seconds West 16.87 feet to the POINT OF BEGINNING, thence leaving said alley and severing Lots 77 and 78, South 31 degrees 00 minutes 17 seconds East 254.38 feet to a point in the northerly right-of-way of South Douglas Avenue, thence following the northerly margin of South Douglas Avenue along the curve to the right (westwardly) [having a radius of 312.83 feet, chord bearing South 70 degrees 46 minutes 13 seconds West, Delta 11 degrees 1035 Feet, Chord of 60.92 feet] a distance of 61.02 feet to an iron pin in the northerly margin of South Douglas Avenue, thence leaving South Douglas Avenue (along former Selfridge's easterly line) North 23 degrees 04 minutes 43 seconds West 262.98 feet to an iron pin in the south margin of the said alley, thence with the south margin of the said alley south 82 degrees 36 minutes 56 seconds East 29.83 feet to the POINT OF BEGINNING. Being described according to a Survey of Patrick S. Coode dated April 13, 2016.

Being the same property conveyed to Josh M. Heck and Sarah R. Heck, husband and wife by Warranty deed from Christopher A. Ciavarra, joined by his spouse Amanda Lea Daniel of record in Instrument No. 20160512-0047618 Register's Office for Davidson County, Tennessee, dated May 11, 2016 and recorded on May 12, 2016.

This is property more commonly known as 912 South Douglas Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 30th day of August, 2021.

Josh M. Heck

Sarah R. Heck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2021, before me personally appeared Josh M. Heck and Sarah R. Heck, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 4/30/22

