Karen Johnson Davidson County
Batch# 747206 DEEDWARR
11/01/2021 09:58:25 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20211101-0145863

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-14391-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 26th day of October, 2021.

Notary Public
My Commission Expires: 1/8/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua J. Heavener and Tiffany Marie Heavener 917 Matthews Avenue Nashville, TN 37216	Capstar Bank 2002 Richard Jones Rd., Ste. 300A Nashville, TN 37215	61-11-18.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Vickie King f/k/a Vickie Lynn Harper, married, personally and individually**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Joshua J. Heavener and Tiffany Marie Heavener, husband and wife**, 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 all of Lot No. 18, on the plan of Curley Manor, according to survey and plat of same appearing of record in 1835, page 73, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby for a more complete and accurate description of said lot.

Being the same property conveyed to Vickie Harper, personally and individually by Quitclaim Deed from Vickie Harper, Executrix of the Estate of Jim B. Harper, dated June 11, 2004, recorded June 15, 2004, of record in Instrument No. 20040615-0070597, Register's Office for Davidson County, Tennessee; further being the same property conveyed to Vickie Harper by Quitclaim Deed dated 6/11/2004 from Vickie Harper, Executrix of the Estate of Jim B. Harper of record in Instrument No. 20040615-0070597 and Jim Bailey Harper, Jr. and wife, Vickie Lynn Harper by Quitclaim Deed dated 6/13/2000 from Susan Beth Harper Jennings of record in Instrument No. 20000614-0059408, Register's Office for Davidson County, Tennessee. Jim Bailey Harper, Jr. now being deceased, having died 3/20/04, leaving Vickie Lynn Harper as the surviving tenant by the entirety.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **917 Matthews Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 26th day of October, 2021.

GRANTOR:

Vickie King

Vickie King f/k/a Vickie Lynn Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Vickie King f/k/a Vickie Lynn Harper, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of October, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024