WARRANTY DEED

Karen Johnson Davidson County
Batch# 753932 DEEDWARR
11/12/2021 12:21:54 PM 2 pgs
Fees: $13.00 Taxes: $739.63

20211112-0150877

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $199,900.00.

Affiant

Subscribed and sworn to before me, this the 8th day of November, 2021.

Notary Public

My commission expires: 4/13/24

(AFFIX SEAL)

KAYLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jacob J. Heidecker James A. Heidecker Tracey A. Heidecker	Jacob J. Heidecker James A. Heidecker Tracey A. Heidecker	Map 142-15-0-A Parcel 011-00co
110 Bellevue Rd. #11	110 Bellevue Rd. #11	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Glueck - Suerte PTY LTD Inc, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob J. Heidecker, a single man, and James A. Heidecker and Tracey A. Heidecker, 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 Unit No. 11 on the Plan of First Revision Bellevue Manor Condominiums of record in Plat Book 5200, Page 231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Glueck Suerte Pty Ltd Inc, a Tennessee Corporation by Deed dated December 29, 2016, from Joseph C. Spivey, Administrator of Estate of Jeffrey A. Spivey, and Joseph C. Spivey and wife, Tamera C. Spivey, of record in Instrument No. 20170119-0005867, Register's Office for Davidson County, Tennessee. Glueck Suerte Pty Ltd Inc., a Tennessee Corporation and Glueck – Suerte PTY LTD Inc., a Tennessee corporation are one and the same.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown in Book 5200, Page 231, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of Bellevue Manor Condominiums, of record in Book 5520, Page 203, Register's Office for Davidson County, Tennessee. 3) By-Laws of Bellevue Manor Homeowners' Association, Inc. of record in Book 5520, Page 254, and as amended in Instrument No. 20081217-0120696, Register's Office for Davidson County, Tennessee. Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **110 Bellevue Rd #11, Nashville, TN 37221**

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 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(s) this **8th** day of **November, 2021.**

Glueck - Suerte PTY LTD Inc., a Tennessee corporation

BY: _____

Age McCann Van Dokkum, as Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Age McCann Van Dokkum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Glueck ~~Suerte~~ *Suerte PTY LTC Inc., a Tennessee corporation, within named bargainor, a corporation, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, by himself as such Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **November, 2021.**

_____

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24