WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF JANUARY, 2022.

Katherine Warren

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Padilla and Amanda Martin	New Owner	
(NAME)	(NAME)	
7436 River Road Pike		089 00 0 038.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **JONATHAN D. HEATH, JOHN FRANK HEATH, IV, ANTHONY D. HEATH AND JENIFER HEATH WATTS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN PADILLA AND AMANDA MARTIN,** 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:

See Attached Exhibit "A"

Karen Johnson Davidson County
Batch# 792440 DEEDWARR
01/18/2022 03:22:30 PM 5 pgs
Fees: $28.00 Taxes: $1,554.00
20220118-0007016

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7436 River Road Pike, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 6th day of January, 2022.

Jonathan D. Heath

JONATHAN D. HEATH

John F. Heath IV, by Jonathan D. Heath Attorney in Fact

JOHN FRANK HEATH, IV, BY: JONATHAN D. HEATH, ATTORNEY IN FACT

Anthony D. Heath, by Jonathan D. Heath Attorney in Fact

ANTHONY D. HEATH, BY: JONATHAN D. HEATH, ATTORNEY IN FACT

Jenifer Heath Watts, by Jonathan D. Heath Attorney in Fact

JENIFER HEATH WATTS, BY: JONATHAN D. HEATH, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan D. Heath, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January, 2022.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6th day of January, 2022, before me personally appeared Jonathan D. Heath , to me known to be the person who executed the foregoing instrument on behalf of John Frank Heath, IV, Anthony D. Heath and Jenifer Heath Watts and acknowledged that he executed the same as the free act and deed of John Frank Heath, IV, Anthony D. Heath and Jennifer Heath Watts.

Witness my hand and official seal this 6th day of January, 2022.

Commission expires: 4/27/2025

Notary Public

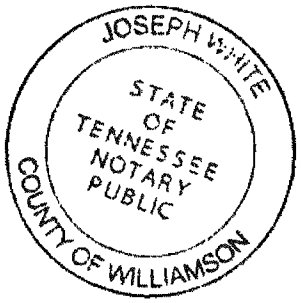


EXHIBIT "A"

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by L. C. Petty, Surveyor, July 24, 1972, described as follows:

Beginning at a point on the Westerly margin of River Road, said point being 754 feet North of the Northeast corner of the Charles M. McCabe property of record in Book 3846, Page 589, in the Register's Office for Davidson County; thence with the margin of said Road; North 24 degrees 50 minutes East 157 feet; thence North 26 degrees 50 minutes East 247 feet; thence leaving said Road North 70 degrees 35 minutes West 306.8 feet; thence South 31 degrees 36 minutes West 212 feet; thence South 15 degrees 40 minutes West 200 feet; thence South 71 degrees 39 minutes East 293 feet to the beginning.

Being the same property conveyed to John Frank Heath, III and Martha F. Heath, by Warranty Deed from John Frank Heath, III and Alice Joyce Heath Goad, Administrators of Estate, of record in Instrument No. 20040908-0108547 (re-recorded in Instrument No. 20041018-0124906), in the Register's Office of Davidson County, Tennessee, dated August 27, 2004 and recorded on September 08, 2004. Martha F. Heath died on December 21, 2015leaving John Frank Heath, III as sole surviving Tenant by the Entirety. John Frank Heath, III died intestate on October 12, 2021. Jonathan D. Heath, John Frank Heath, IV, Anthony D. Heath and Jenifer Heath Watts are the sole Heirs at Law, pursuant to Docket No. 21P2185, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and Affidavit of Heirship of record in Instrument No. 202201180007011 **and Instrument No.** 202201180007012, **said Register's Office.**

This was never the principal place of residence for the Grantors.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan. 6, 22 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

Jan 12 2022

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of Jan, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

