WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant Tracey Perry

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2022.

Notary Public M. Catherine Clearwaters

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

G-VRES-21-1301

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Lorenz Heidrich and Christina Adshade	New Owner	
(NAME)	(NAME)	**083-01-0-307.00**
1301 Greenwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JON P. FORTUNE AND AMANDA D. FORTUNE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK LORENZ HEIDRICH AND CHRISTINA ADSHADE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of John W. Love's Subdivision of Greenwood of record in Plat Book 332, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dorothy Amanda Durand by Warranty deed from Lynn D. Kasper and husband, Matthew S. Chiorini of record in Instrument No. 20070430-0051382 Register's Office for Davidson County, Tennessee, dated April 23, 2007 and recorded on April 30, 2007.

Being the same property conveyed to Jon P. Fortune and Amanda D. Fortune, husband and wife by Quit Claim deed from Amanda D. Fortune (f/k/a Amanda Durand), married of record in Instrument No. 20210518-0066792 Register's Office for Davidson County, Tennessee, dated May 11, 2021 and recorded on May 18, 2021.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 4, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1301 Greenwood Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 800281 **DEEDWARR**
02/04/2022 10:52:27 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20220204-0013167

Witness my/our hand(s) this the 3rd DAY OF FEBRUARY, 2022.

Jon P. Fortune by Attorney in Fact

Jon P. Fortune
by Margaret Means, Attorney in Fact

Amanda D. Fortune by Attorney in Fact

Amanda D. Fortune
by Margaret Means, 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, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JON P. FORTUNE, and who acknowledged he/she/they executed the same as the free act and deed of the said JON P. FORTUNE.

Witness my hand and official seal, this the 3rd of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of AMANDA D. FORTUNE, and who acknowledged he/she/they executed the same as the free act and deed of the said AMANDA D. FORTUNE.

Witness my hand and official seal, this the 3rd of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212