Karen Johnson Davidson County
Batch# 807072 DEEDWARR
02/17/2022 09:27:41 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20220217-0018395

# WARRANTY DEED

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P21-4077-WE

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| 224 Heady, LLC | NEW OWNER | 13005010400 |
| (NAME) | (NAME) | |
| 204 Heady Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Million Two Hundred Thousand And No/100 Dollars ($1,200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, TARA E. CAVAZOS, EXECUTRIX OF THE ESTATE OF GARY D. CAVAZOS, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 224 HEADY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 21, of Block "K", on the map of the 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in book 1130, Pages 71 and 72, register's Office for said County.

Said Lot No. 21, of Block "K", fronts 100 feet on the easterly margin of Heady Drive and extend back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Tara E. Cavazos, married by Warranty Deed from John W. Zuccarello, unmarried of record in Book 10383, page 55, Register's Office for Davidson County, Tennessee, dated March 13, 1997 and recorded on March 18, 1997.

Being the same property conveyed to Gary D. Cavazos by Quitclaim Deed from Tara E. Cavazos (also known as Tara Elizabeth Cavazos) of record in Instrument No. 20091113-0104582 Register's Office for Davidson County, Tennessee, dated November 06, 2009 and recorded on November 13, 2009. Gary D. Cavazos died, testate, on July 18, 2020. Pursuant to the Last Will and Testament of Gary D. Cavazos, all interest in real property that he owned at the time of his death, including the property conveyed herein, was made a part of the Probate Estate and, as such, is subject to the control of Tara E. Cavazos, as Executrix. The Last Will and Testament of Gary D. Cavazos was probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division in Case No. 21P1999.

unimproved ☐
This is improved ☒ property, known as 224 Heady Drive, Nashville, TN 37205
(House No.) (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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 14th day of February, 2022.

Estate of Gary D. Cavazos

BY: _____
Tara E. Cavazos, Executrix

State of TENNESSEE)

County of DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Tara E. Cavazos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Gary D. Cavazos, the within named bargainor, and that she as such Executrix executed the foregoing instrument for the purpose therein contained by signing her name as Executrix of the Estate of Gary D. Cavazos

Witness my hand this 14th day of February, 2022.

_____
Notary Public

My Commission Expires: _____

HILARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024