WARRANTY DEED

Karen Johnson Davidson County
Batch# 818820 DEEDWARR
03/10/2022 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,348.76
20220310-0027362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $905,069.00.

Sharon Fernandez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2022.

Regina V Sullo
Notary Public

REGINA V SULLO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-2-2022

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

File No.: P22-4314-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Alexander Douglas Heddle	New Owner	081080Z00100CO
(NAME)	(NAME)	
1717 A 5th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Five Thousand Sixty-Nine And No/100 Dollars ($905,069.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, DEBORAH M. UNGER, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALEXANDER DOUGLAS HEDDLE, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain unit with private elements situated in Davidson County, Tennessee, and further known as Unit A of 1717 5th Avenue Townhomes, a horizontal Property regime with private elements, created under Title 66, Section 27-101, et seq.,as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1717 5th Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20130311-0024115, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together

with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the site plat shown as Exhibit "B" to the aforementioned Declaration, for a more complete identification and placement of such Unit, Said Unit being further located on Lot No. 178 on the Plan of North Nashville Real Estate Company's Plan, a map of which is of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah M. Unger, unmarried woman by Warranty deed from Clement Lehman and Katie Bernard of record in Instrument No. 20160628-0066035 Register's Office for Davidson County, Tennessee, dated June 22, 2016 and recorded on June 28, 2016.

unimproved ☐
This is improved ☒ property, known as 1717 A 5th Avenue North, Nashville, TN 37208
(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 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 our hands this _25th day of February, 2022.

Deborah M Unger 2/25/2022
Deborah M. Unger

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 Deborah M. Unger, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand this 25th day of February, 2022.

Notary Public

My Commission Expires: Jan 8 2024

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 2/25/22 (date of document).

Affiant Signature

3/1/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1 day of March, 2022.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2026

MY COMMISSION EXPIRES: 1/6/25