Davidson County
Batch# 831951 DEEDWARR
03/30/2022 02:12:38 PM 2 pgs
Fees: $13.00 Taxes: $1,001.59
20220330-0037030

Prepared by:
Stafford Partners No. 1 LP
P.O. Box 1625
Brentwood, TN 37024-1625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $270,700.00

DONNA TERRELL BURNETT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2022.

Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Edward Heeran and Melanie Heeran	**New Owner**	**161 09 0 062.00**
337 Red Feather Lane		
Brentwood, TN 37027		

WARRANTY DEED

For and in consideration of the sum of ten & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nancy C. Sweetser, hereinafter referred to as Grantor, have bargained and sold, and do herby transfer and convey to Edward Heeran and wife, Melanie Heeran, hereinafter called the Grantees, their 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. 10-A, on the Plan of Zone Lot Division, Lot 10, Section One, Brentwood Meadows, of record in Book 5200, Page 694, as amended in Book 6250, Page 406, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property being conveyed to Nancy C. Sweetser by deed from Micah D. White and wife, Dawn M. White, dated June 22, 2006 of record in instrument No. 20060721-0088058, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 401 Hill Road, Nashville, TN 37220.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23rd day of March, 2022.

Nancy C. Sweetser

Nancy C. Sweetser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy C. Sweetser whose name is signed to the forgoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

WITNESS my hand and seal, this 23rd day of March, 2022.

(SEAL)

Notary ~~Public~~

My ~~Commission~~ Expires: 06-27-2023

DONYA TERRELL BURNETT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY